

# Town & Country

Estate & Letting Agents



**Montgomery Barn , Oswestry, SY10 9JJ**

**Offers In The Region Of £675,000**

Town and Country Oswestry are excited to welcome to the market this stunning property located on the outskirts of the picturesque hamlet of Pen-Y-Bont. This beautiful barn conversion, boasting fantastic scenic views over the Tanat Valley, is a true gem and an amazing family home. This property exudes charm and character offering a unique blend of history and modern living. With 2 large reception rooms, there is ample space for entertaining guests or simply relaxing with your loved ones. Featuring 5 generously sized bedrooms and 3 bathrooms, this home provides comfort and privacy for the whole family. The large enclosed garden is perfect for enjoying the outdoors and is great for pets and families. This property must be viewed to fully appreciate the space, location and character that this property provides.



## Directions

From our Oswestry office follow Willow Street along before turning left onto Welsh Walls. Follow the road around and at the T junction turn right onto Upper brook Street. Follow this road out of town onto Trefonen Road. Continue passing through Trefonen, Trelfach and then Nantmawr. At the next T junction turn right signposted Llanrhaeadr YM. Follow the road until reaching the hamlet of Penybont Llanerch Emrys. On entering the hamlet turn left just after the public house. Proceed over the Tanat river and continue past a stone farm called Four Crosses Farm. About 80 yards after the farm, just before the brow of the hill turn left into the development. DO NOT FOLLOW THE SAT NAV.

What3words: ///tight.doubt.brownish

## Accommodation Comprises

### Hall

Having a door to the front with two side windows letting in plenty of light, a radiator, and oak stairs leading off to the first floor.

### Inner Hall 19'10" x 8'1" (6.06m x 2.48m)

The inner hall has a part glazed door to the rear which opens onto the dining room.

### Lounge/Family Room 33'4" x 20'2" (10.17m x 6.17m)



The most outstanding room, a wonderful characterful family space. The current owner has the rooms sectioned off into three areas, this is a very flexible room. With plenty of natural light, this generous room has a window to the rear, two picture windows to the front and French doors to the rear providing great views over the garden. There is a large feature brick fireplace with a log burner inset and a second fireplace with an electric fire and oak surround. The character continues with a stunning vaulted ceiling, wood flooring, wall lighting and three radiators. There are doors leading to two large storage cupboards.

## Lounge Additional Photograph



## Lounge Additional Photograph



## Dining Room 15'1" x 7'10" (4.62m x 2.41m)



Currently used as a snug, this versatile room is a great space with two Velux windows and a large picture window to the side with a window seat, the most perfect place to sit and take in the stunning rural views. There is recessed shelving and storage, a vaulted ceiling and a radiator.



### **Kitchen 19'5" x 15'3" (5.92m x 4.65m)**



This bespoke country style kitchen comprises a good range of shaker style base and wall units with oak worktops over, a large central island with an inset double Belfast sink with a mixer tap over and a breakfast bar. A Feature brick fireplace houses a Smeg range cooker and has a tiled back with a characterful wooden beam over. Appliances include an integrated fridge/freezer and an integrated dishwasher. This well lit room has bifold doors to the rear which open out to the garden, a window to the front and two Velux windows along with a vaulted and beamed ceiling which adds to the 'barn' character. The room benefits from a radiator and a door leads through to the integral garage.

### **Kitchen Additional Photograph**



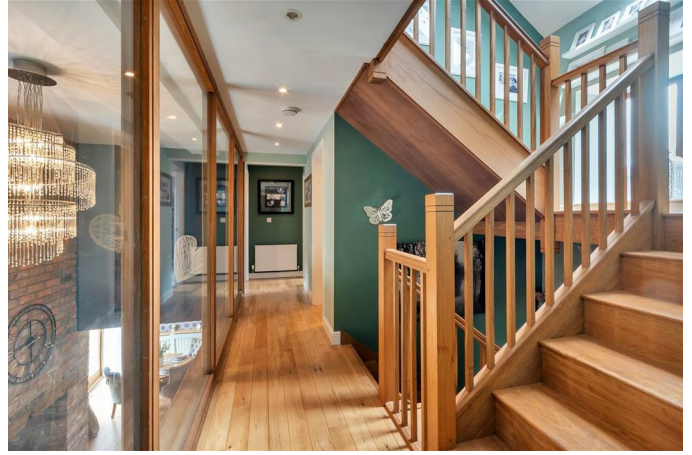
### **Utility 6'9" x 11'8" (2.06m x 3.58m)**

Having tile effect laminate flooring, a Worcester oil fired boiler and plumbing and space for appliances.

### **Cloakroom**

The useful cloakroom comprises a W/C, wall hung wash hand basin with a mixer tap, part tiled walls and a tiled floor, a window to the side, extractor fan and a radiator.

### **Landing**



The first floor landing has solid oak flooring, feature glass walling allowing the light to travel through, oak stairs which lead up to the second floor.

### **Bedroom One 13'9" x 10'11" (4.20 x 3.34m )**



The largest of the double bedrooms has a window to the rear taking in the fantastic scenic views which surround this property. There is a range of built in wardrobes providing plenty of storage, a radiator and a door leading through to the ensuite.

### **Ensuite 13'5" x 6'9" (4.11m x 2.06m )**



This modern large luxury ensuite comprises a walk in shower with two shower heads, two wash hand basins on vanity units with mixer taps, a large oval



bath with freestanding taps and a shower head and two illuminated mirrors. The en-suite is fully tiled and has a heated towel rail and an extractor fan.

### Bedroom Two 11'1" x 9'9" (3.4m x 2.99m)



This second double bedroom has a radiator and a window to the rear taking in the rural views.

### Bedroom Three 11'1" x 10'9" (3.4m x 3.29m)



Another good sized double room, bedroom three has a window to the front and a radiator.

### Bathroom



The family bathroom comprises a P-shaped bath with a mains powered shower over and a glass shower screen, wash hand basin on a vanity with a

mixer tap over, W/C, fully tiled walls with recessed shelving, a heated towel rail, spotlighting and an extractor fan.

### Second Floor Landing



The Spacious second floor landing is currently used a useful office area, with a window to the front and a Velux roof window, spotlighting and a radiator.

### Bedroom Four 20'10" x 11'1" (6.36m x 3.39m)



The fourth bedroom has a useful walk in dressing room and eaves storage, two Velux windows and two radiators.

### Bedroom Five 13'11" x 20'10" (4.26m x 6.36m )



A mirror image of bedroom four, the fifth double



bedroom has the benefit of a walk in store cupboard, two Velux windows and two radiators.

### **Second Floor Bathroom 8'5" x 5'11" (2.58m x 1.82m)**



The second floor bathroom sits between bedrooms four and five, it has a claw foot bath with a mixer tap and mains powered shower over, recessed shelving, a wash hand basin with a mixer tap on a vanity unit, W/C on a vanity unit, fully tiled walls and a tiled floor. There is a Velux roof window, an extractor fan and spotlighting. .

### **Garage 23'5" x 18'6" (7.15m x 5.65m)**

The integral double garage has an electric roller style door, two Velux windows and an electric car charger. A door leads to the kitchen. There is plenty of space here to put in a mezzanine floor and convert into additional accommodation (subject to the necessary planning permission).

### **To The Front**

The property benefits from a generous gravelled parking area providing parking for several vehicles, a covered porch leads to the front door of the property and has lighting and slate entrance.

### **Rear Garden**



An outstanding feature of this property is the large enclosed and very private rear garden. It has a generous Indian stone patio which sits just off from the lounge. There is a large decked area just off from the kitchen which is a wonderful peaceful

place to sit and is perfect for alfresco dining and entertaining. There is a further decked patio area which sits at the top of the garden, a wonderful place to sit and take in the views. There is a summerhouse, raised flowerbeds and further parking to the side of the property.

### **Rear Garden Additional Photograph**



### **Rear Garden Additional Photograph**



### **The Rear of the Property**





## The Surrounding Area and Views



## Aerial Image of the Property



## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property

Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band G.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

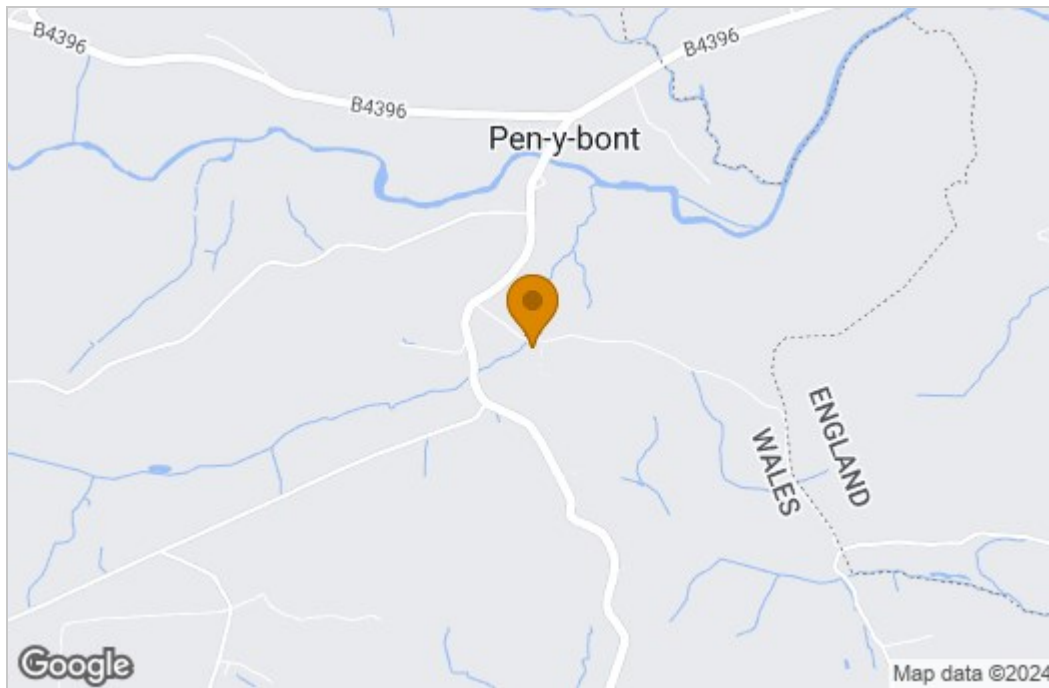
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

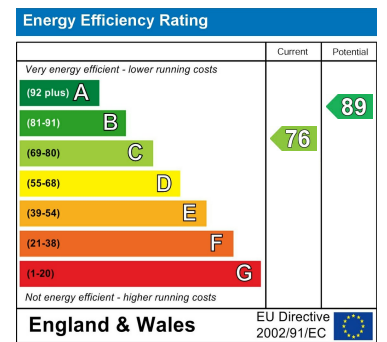


Total area: approx. 315.7 sq. metres (3398.5 sq. feet)

# Area Map



# Energy Efficiency Graph



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