

# Town & Country

Estate & Letting Agents



**Vownog View , Porth-Y-Waen, SY10 8LX**

**Offers In The Region Of £580,000**

A 9 ACRE FORMER SMALLHOLDING WITH A SUBSTANTIAL DETACHED HOUSE AND OUTBUILDINGS. Situated on the outskirts of Porth-Y-Waen, near Oswestry, this delightful property offers a perfect blend of comfort and space for family living. This property would benefit from a scheme of improvement and it offers four well-proportioned bedrooms and three reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining room for hosting gatherings. With 9 acres of land surrounding the property along with stables and a large outbuilding currently used as a garage, this property is ideally suited to those who wish to create a self sufficient smallholding or those who enjoy equestrian pursuits. This detached home in Porth-Y-Waen presents an excellent opportunity for families or individuals looking for a spacious and inviting home in a convenient yet rural location.



### Directions

From the crossroads at the WHITE LION FOLLOW the A495 (Lake VYRNWY)  
Continue over a disused railway line and then past the Lime Kiln Inn on the right.

There are then some cream coloured cottages and a converted chapel on the left and VOWNOG VIEW is the next property set well back on the left about 50 yards before the bend – the entrance is next to a 40-m.p.h. sign.

### Accommodation Comprises:



### Porch

A fully glazed porch with a door to the front and an inner door leading into the property.

### Hallway

With a door to the cloakroom, lounge and breakfast room and stairs to the first floor.

### Cloakroom

With W/C, wash and basin, a window to the side and a radiator.

### Breakfast Room 9'8" x 13'7" (2.95 x 4.16m)



With a window to the rear looking out over the garden and land beyond, door to a useful storage cupboard currently used as a cloakroom, a radiator and a door through to the kitchen.

### Kitchen 15'5" x 10'3" (4.70 x 3.13m)



With a window to the front and double doors to the rear opening into the rear porch the kitchen is fitted with a range of base and wall units with worktops over, stainless steel sink with drainer, plumbing and space for a washing machine, space for a tumble drier and freestanding fridge freezer and a cooker point.

### Rear Porch

The fully glazed rear porch leads into the rear garden and has a tiled floor.

### Inner Hallway

The inner hallway leads to a useful utility space which has a window to the front and shelving. A door leads through to the second lounge/movie room.

### Second Lounge/Movie Room 14'9" x 13'5" (4.50 x 4.10m)



Situated in the flat roofed extension, with large windows to the front, TV point and spotlighting. This room was re-roofed in 2021 by local contractors Thomas Roofing.

**Lounge/Dining Room 10'10" x 13'10" (3.31 x 4.22m)**



The lounge/dining room has windows to the front and to the rear and glazed door leading out to a decked area. With two radiators and a TV point.

**Additional Photograph**



**Landing**

A window to the rear offers views over the surrounding land, Doors lead to the bedrooms, bathroom and W/C and an airing cupboard.

**Bedroom One 15'4" x 10'6" (4.69 x 3.22m)**



With a window to the front and to the rear with lovely views over the surrounding land and a radiator.

**Bedroom Two 9'7" x 9'6" (2.94 x 2.92m)**



A glazed panel leads into the hallway and lets light into the room.

**Bedroom Three 9'0" x 13'9" (2.75 x 4.20m)**



With a window to the rear offering lovely views of the surrounding countryside and a radiator.

**Bedroom Four 8'11" x 10'2" (2.72 x 3.10m)**



With a window to the front and a radiator.



## Bathroom



With a window to the side, the bathroom has a corner bath, separate shower cubicle with electric shower, wash hand basin and a radiator.

## Separate W/C

With W/C and a window to the side.

## To the Front



The property is well set back from the A495 and is surrounded by its own fields and gardens. It is accessed via a private driveway which leads to a generous parking area for several vehicles.

## To the Rear

A gateway leads to a large concrete standing with gates to the garden, tennis lawn and to the fields. There is a stable and garage.

## Stables 29'3" x 16'9" (8.94 x 5.13m)

The stable block is watertight and in good condition with power and lighting and a window to the side.

## Large Outbuilding/Garage 213'6" x 29'3" (65.10 x 8.94m)



Attached to the stables but entered through separate double doors this large outbuilding is currently used as a garage space and houses the Zeter tractor and pasture topper which is included in the sale. the vendor also wishes to include the ride on MTD Yardman mower and other tools and equipment in the sale. Both the stables and garage/outbuilding were re-roofed in 2021 by a local contractor (Thomas Roofing).

## Rear Garden and Tennis Lawn



To the rear of the property is an enclosed rear garden laid to lawn and a gateway through to the tennis lawn. There is a decked seating area, a lovely space for dining out on a warm summers day.

## Tennis Lawn





### Additional Photo



### Additional Photograph



### Additional Photograph



### Additional Photo

#### The Land



The land surrounds the property on all sides protecting the property and outlook. There are 9 acres in total separated into 6 well hedged/fenced paddocks. Two recently built bridges over the stream divides the upper and lower fields. One bridge is ideal for the tractor/vehicles and the other for foot traffic/pedestrian use. The land was traditionally used for grazing sheep and hay making, 14 round hay bales were taken off the top fields in the summer of 2025. Two of the fields sit roadside and could have potential for residential development subject to obtaining the necessary planning consent.

### Additional Photograph



### Additional Photograph



### Additional Photograph



### Notes about the Property

The property benefits from uPVC windows



throughout with the units to the front of the property being acoustically designed.

A Worcester Greenstar 28CDI Compact boiler was installed in the loft in 2020 and this is serviced annually. This operates from bulk storage gas (not mains).

The septic tank was removed in 2020 and replaced with a sewage treatment plant.

All loft timbers have been treated and are still in warranty.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### **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.

### **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.

### **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.

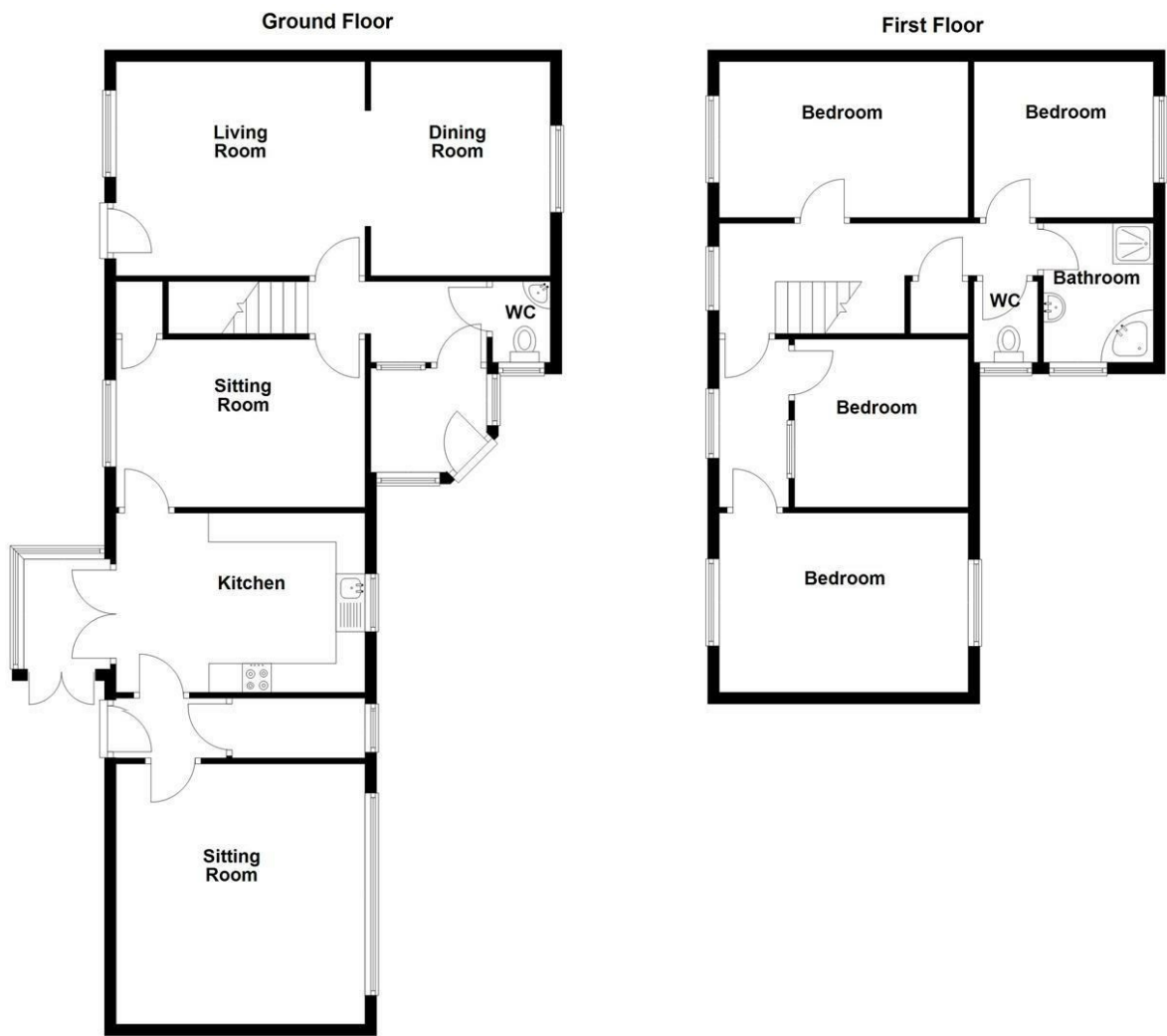
### **Additional Information**

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.

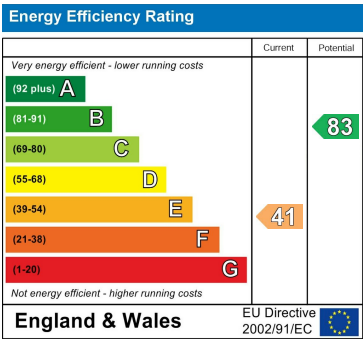
Floor Plan



Area Map



Energy Efficiency Graph



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