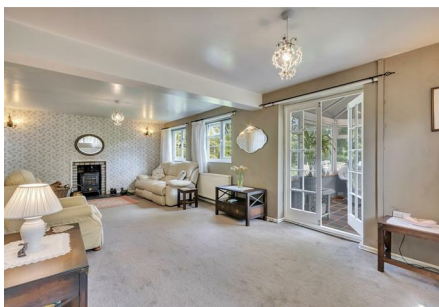


**FOR SALE**

Offers In The Region Of £450,000

Ty'n Y Celyn, Rhiwlas, Oswestry, SY10 7JJ

An appealing and attractively proportioned country detached cottage of character offering well presented accommodation, gardens, range of outbuildings and grazing land, whilst set in a beautiful and secluded location with stunning views across the valley and to the surrounding hills. In all around 1.65 acres. NO ONWARD CHAIN.





- Charming Country Cottage with Land
- Attractively Proportioned Layout
- Neat Manageable Gardens
- Selection of Adaptable Outbuildings
- Land Bordering on to a Brook, in all About 1.65 Acres
- Wonderful Scenic Views

DIRECTIONS

From Oswestry take the B4580 road to Rhydycroesau and then take the next turning right signed Cefn Canol/Rhiwlas. Continue on through Cefn Canol for about 3 miles and reaching the turning for Rhiwlas carry on for about a further 0.8 mile and the entrance to the driveway will be found on the left hand side. Follow this driveway/track through to the property.

SITUATION

The property is located in a wonderful and quite idyllic rural setting with superb views of the surrounding valley and hills. The area is noted for its country pursuits and is particular popular amongst walkers and equestrians for riding out purposes. Local amenities are available in the nearby village of Llansilin, which is quite popular and only some 10 minutes driving distance off Rhiwlas. A comprehensive range of amenities can be found in Oswestry including a wide range of shops, social and leisure facilities together with schools. From Oswestry, commuters then have easy access along the A5 to Shrewsbury or alternatively north with road links to Wrexham and Chester.

DESCRIPTION

Tyn Y Celyn offers a most appealing opportunity to acquire a delightful country cottage, with potentially scope to extend (subject to any necessary planning consent), together with outbuildings and pasture land, whilst set in such a wonderfully scenic location.

The cottage is deceptively well proportioned and offers a generous size lounge with a conservatory off, which takes advantage of the farmland views. Again leading off, is a central dining area, which is semi open plan to the breakfast / kitchen, offering generous cupboard space. On the first floor, the three bedrooms are then served by a modern bathroom suite, which also includes a shower cubicle. The accommodation is heated by an oil fired central heating system and is fitted with double glazed windows.

The gardens lie predominantly off two elevations of the house and take advantage once again of the views over its own land and surrounding countryside. A range of traditional outbuildings adjoins the house and this area perhaps could be explored for extending the house, if required, subject to any necessary consents. There is a separate and particularly sizable garage with adjoining workshop, which could be adapted for various uses, including stabling.

The land is provided mainly within a single enclosure, however could be sub-divided and has a lovely brook running along its border towards one side.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With wood effect laminate flooring and staircase.

LOUNGE

A generous size room with fireplace containing Coalbrookdale / Aga wood burning stove and slate hearth, ample space for dining table if required, twin doors open to:



Total area: approx. 266.5 sq. metres (2868.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com Direct Dial 07973 205 007
Plan produced using PlanItUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



CONSERVATORY/DINING ROOM

With quarry tiled floor, wrap around double glazed windows and French door leading out to the garden, whilst providing wonderful views of the surrounding farmland.

DINING ROOM

With wood engineered oak flooring, built-in understairs storage cupboard, walk-in cloaks cupboard with WC and wash hand basin, open access to:

BREAKFAST KITCHEN

With engineered oak flooring, extensive fitted solid oak work surfaces with tiled splash and built in enamelled sink unit, a range of base units comprising cupboards and draws together with wine rack, eye level pine/glazed double display cabinet, matching tall pantry cupboard, slot in ELECTRIC BELLING MODERN RANGE COOKER with EXTRACTOR HOOD OVER, freestanding BOSCH DISHWASHER, freestanding AMERICAN STYLE FRIDGE FREEZER. External entrance doors.

FIRST FLOOR

LANDING

BEDROOM ONE

With feature decorated walls, built-in double wardrobe, twin window aspect over the garden and farmland beyond.

BEDROOM TWO

With double aspect windows with farmland views, built-in airing cupboard containing the factory insulated hot water cylinder and immersion heater, built in wardrobe.

BEDROOM THREE

With built in wardrobe.

BATH/SHOWER ROOM

With panelled bath with chrome mixer tap and shower attachment, panelled splash, close couple WC, pedestal wash hand basin with glazed shelf and fitted mirror over, corner shower cubicle with aqua styled panelled walls and wall mounted Mira thermostatic power shower unit, tile effect vinyl floor covering and ceiling downlighters.



OUTSIDE

The property is approached over a long part stoned track driveway which sweeps across to the property with a parking/turning area.

THE GARDENS

These are predominantly to the front and to the rear currently providing a lawn to the rear with a timber decking seating area, which takes advantage of the view across the valley. There is a small area of lawn which extends partly along one flank of the cottage whilst at the front is a particularly GENEROUS SIZE FLAG PATIO, which provides an ideal BBQ /outside dining area once again with lovely views across open farmland and to the hills in the distance.

THE OUTBUILDINGS

There are two ranges of outbuildings including:

AN ADJOINING RANGE

Built of stone, timber and corrugated iron/asbestos sheeting and includes UTILITY/WORKSHOP, FORMER COWHOUSE with mainly brick floor and containing the oil storage tank, LOOSE BOX/STORE.

OLD CHICKEN SHED

GARAGE/WORKSHOP BLOCK

approx 54' x 15'9 overall

Built of concrete block and colour washed beneath a preformed metal sheeted roof and comprising LARGE GARAGE with metal up and over front entrance door, lighting and power. Internal communication door to LARGE WORKSHOP with power and lighting and external pedestrian access door.

EXTERNAL LOG STORE

THE LAND

This is contained within mainly a single enclosure, gently sloping and down to permanent pasture, whilst also bordering on to a lovely brook on its northern boundary.

At the far end of the property, to the west is a further small grassed area, which incorporates part of the brook, together with a selection of mature trees which extend down the driveway and include numerous Douglas fir.

The property extends to about 1.65 acres.



GENERAL REMARKS

FIXTURES & FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity is understood to be connected. Private well water supply treated with carbon, reverse osmosis and ultra violet filters. Drainage is to a septic tank, however, it may be noted that the current soak away does not meet current environmental requirements. Fibre broadband.

BOUNDARIES & RIGHTS OF WAY

It is understood that a public footpath extends across part of the property. The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not. The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

TENURE

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

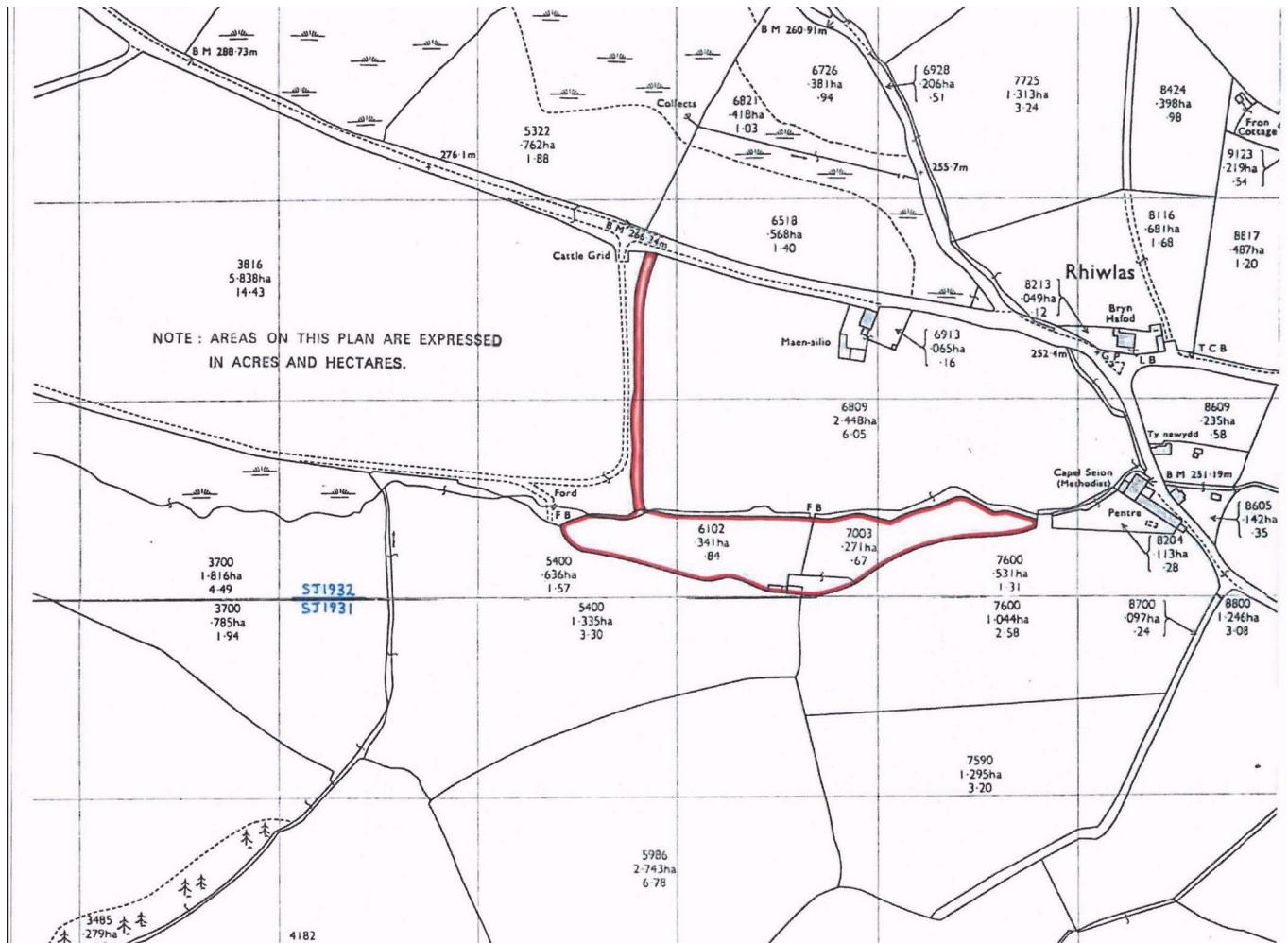
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828 . The council tax is in band E.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com

FOR SALE

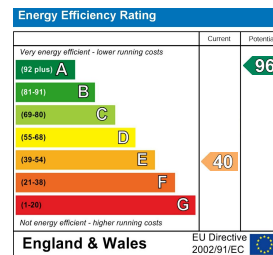
Ty'n Y Celyn, Rhiwlas, Oswestry, SY10 7JJ



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



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