



FOR SALE

Offers in the region of £485,000

Tyn Y Pistyll Quinta, Weston Rhyn, Shropshire, SY10 7LU

An attractive and spacious stone built Detached Period Family House with lovely gardens, garage and outbuildings in a most desirable rural location backing onto farmland with easy access to the main A5 commuter route.





- **Period Detached Family House**
- **Versatile Accommodation**
- **Scope for Modernisation**
- **Delightful Lawned Gardens**
- **Large Vegetable Garden**
- **A Range of Outbuildings**

DIRECTIONS

From Oswestry head north on the A5 to the Gledrid roundabout and take the first exit for Weston Rhyn. Proceed along Station Road through the village to the far end. At the roundabout take the second exit onto Bronygarth Road (left hand side of shop). Follow this road passing the church on the right and the Quinta Christian Conference Centre on the left. Take the next turning left, proceed under the small bridge bearing right and the house/courtyard will be found immediately on the left.

SITUATION

The property occupies a lovely unspoilt rural location in the small hamlet of Quinta, with a number of country lanes leading away from the property, offering some lovely walks. The neighbouring village of Weston Rhyn offers basic amenities including shop, post office, church, pub and primary school. The local town of Oswestry, approx. 4.4 miles, has a more comprehensive range of amenities. Commuters will find that the property is well placed for easy access to the A5 which is just beyond Weston Rhyn and gives access south beyond Oswestry to Shrewsbury and Telford or north to Wrexham, Chester and beyond. Gobowen Railway Station is nearby giving access to mainline routes for commuters.

DESCRIPTION

Tyn Y Pistyll provides a wonderful opportunity to acquire an imposing individual stone built detached country house, which offers deceptively spacious accommodation, whilst being versatile particularly to the ground floor layout. The bedroom accommodation is well proportioned and provides a bathroom on both the first floor and ground floor, however there may be scope to provide an en-suite facility to Bedroom 4, which then could be utilised as the principal bedroom. There is ample scope for modernisation, which would no doubt allow prospective purchasers to incorporate their own tastes and requirements. There are a number of interesting features to the accommodation including tiled floors, original parquet flooring, exposed beamed ceilings, fireplaces and two staircases. The property has the benefit of a new roof (approx. 5-6 years ago) and has been fully rewired (approx. 10 years ago).

Outside the house is set in delightful gardens and will of no doubt be of interest to families and garden enthusiasts. The main lawned garden is bordered by some stone walling and lovely mature trees which extend down the flank of the house to the large vegetable garden which could be altered to more formal gardens if required. Beyond the tree line on the boundary to the property is open farmland which provides lovely open views and this could perhaps be opened up. There is a useful range of stone stores, including a garage.

ACCOMMODATION

FRONT PORCH

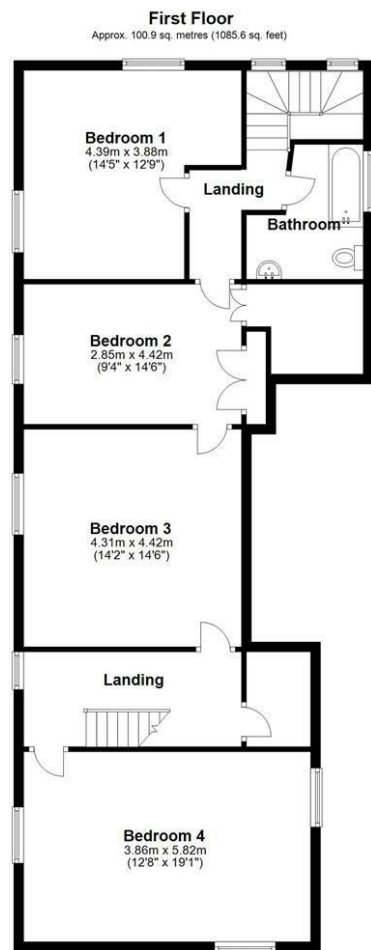
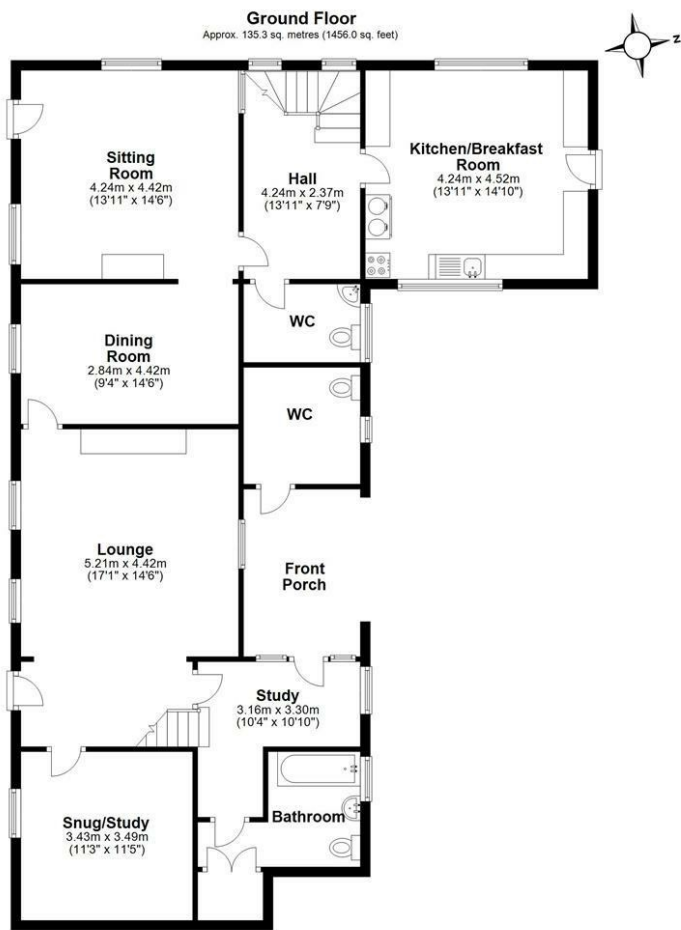
Well proportioned with quarry tiled floor, recess for log storage, car electric charging point.

STORE ROOM/WC

With close coupled WC.

RECEPTION HALL

With old quarry tiled floor, beamed ceiling and staircase to the first floor.



Total area: approx. 236.1 sq. metres (2541.6 sq. feet)

For illustrative purposes only/Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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.



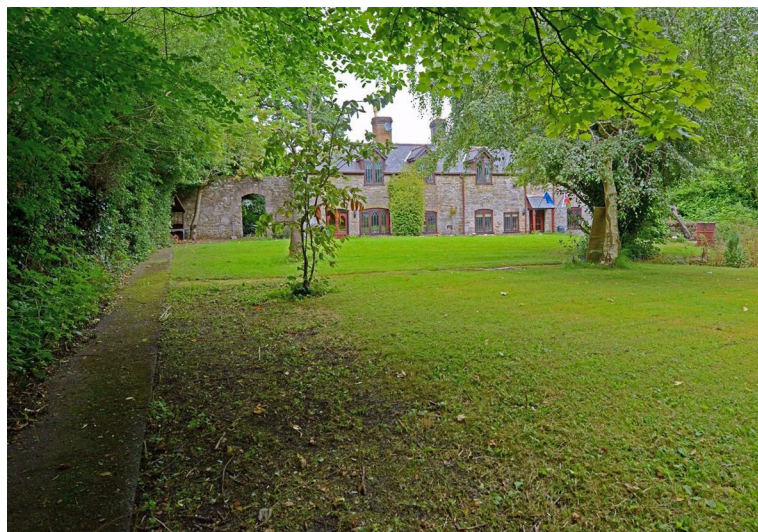
4 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



GUEST CLOAKS/BATHROOM

With quarry tiled floor, panelled bath with tiled splash, wall mounted electric shower unit, pedestal wash hand basin, low level flush WC. Electric chrome towel rail, built-in double airing cupboard housing the hot water cylinder with immersion heater and cold water storage tank.

SNUG/STUDY

With built-in storage cupboard, period corner cupboard, brick fireplace.

LOUNGE

Quarry tiled floor, attractive brick fireplace with oak mantle, external entrance door with rear porch leading out to the garden.

DINING ROOM

Attractive parquet flooring, beams to ceiling, old fireplace (sealed), window seat.

SITTING ROOM

Attractive parquet flooring, brick fireplace with oak mantel, two window seats, external entrance door leading out to the rear garden.

INNER HALLWAY

With attractive parquet flooring, beamed ceiling and staircase rising to the first floor.

GUEST CLOAKS

With attractive parquet flooring, corner wash hand basin, close coupled WC, electric chrome towel rail.

BREAKFAST/KITCHEN

With tiled floor, extensive tiled work surfaces and splash with wood trim and built-in one and a half bowl ceramic sink unit. A comprehensive range of oak faced base and eye level storage cupboards including drawers and two glazed leaded display cabinets. Space and plumbing for washing machine (included) and dishwasher (included). Space for under counter fridge (included). Oil fired TWO OVEN AGA RANGE COOKER, freestanding ELECTRIC COOKER. Stable style rear entrance door.

MAIN FIRST FLOOR LANDING

Doors leading off to:

BEDROOM 1

With built-in double wardrobe, window seat and storage cupboard.

BATHROOM

Panelled bath with tiled splash, close coupled WC, vanity unit with wash hand basin and cupboard under, lit wall mirrored cabinet.

BEDROOM 2

Fitted triple wardrobe, additional built-in storage cupboard, built-in airing cupboard containing insulated hot water cylinder with immersion heater, inter-communicating door to Bedroom 3.

SECONDARY FIRST FLOOR LANDING

With doors leading off to:

BEDROOM 3

With exposed old boarded oak/pine floor, feature chimney breast, fitted wardrobe and storage cupboard.

BEDROOM 4

With recess housing hanging rail and shelf, triple window aspect.

USEFUL STORE ROOM

OUTSIDE

The property is approached onto an attractive courtyard with ample parking for a number of cars and access to a number of outbuildings comprising:

STONE/BRICK BUILT GARAGE

Currently used as a workshop with power points and lighting and timber twin entrance doors.

OLD PRIVY/LOG STORE

Built of stone/brick.

GENERAL STORE

With power connected and oil storage tank.

COAL SHED

With room for additional garden tools/store.



THE GARDENS

There are a number of delightful features to the garden including lovely old stone walling, quaint pathways, nooks and crannies. The main formal garden lies off the reception rooms and includes a mixed flagged and quarry tiled pathway with steps rising to high level lawn which is divided by a pathway and incorporates a number of mature trees including Laurel and Silver Birch. The boundary adjacent to the lane includes an old stone wall whilst on the other side is a mature hedge and trees backing onto farmland. The side garden area includes pathways interspersed by Laurel hedging and trees and an old Oak tree, whilst again backing onto farmland.

To the rear of the outbuildings is an EXTENSIVE VEGETABLE GARDEN divided into multiple growing areas by pathways and includes a soft fruit cage and an aluminium framed GREENHOUSE. In addition there is an Apple tree and fruit bushes including blackcurrant and gooseberry. This area of the garden could easily be landscaped to provide a more formal garden area and a reduced vegetable growing area. There are two external double electric power points to the rear of the garage.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets, light fittings, blinds, fridge, washing machine and dishwasher are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are connected to the property. Foul drainage is to a modern 8 person Klargster treatment plant. Electric panel heating system, electric car charging point. None of these services have been tested.

TENURE

The property is Freehold.

COUNCIL TAX

The property is in Band F - Shropshire Council.

VIEWINGS

Strictly by appointment through the Agents, Halls, 12 Church Street, Oswestry, SY11 2SP - 01691 670320.

FOR SALE

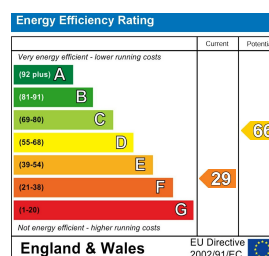
Tyn Y Pistyll Quinta, Weston Rhyn, Shropshire, SY10 7LU



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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.