



TY DDRAIG

CROESAU BACH | OSWESTRY | SY10 9AY





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Oswestry 2.5 miles | Wrexham 17 miles | Shrewsbury 19 miles | Chester 32 miles
(all mileages are approximate)

A CHARACTERFUL AND WELL-EQUIPPED DETACHED COUNTRY HOME, SET IN 7.62 ACRES WITH STABLES, OUTBUILDINGS AND STUNNING VALLEY VIEWS

Detached country home with spectacular countryside views
Approx. 7.62 acres of land with excellent access and two gated entrances
Two stable blocks with power, shower room, tack & feed room
Farmhouse kitchen, lounge with log burner, utility and cellar
Solar panels, oil-fired heating and private drainage system



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Nestled in the rolling hills of Croesau Bach, this characterful property offers the ideal lifestyle opportunity for buyers seeking space, privacy, and equestrian or smallholding potential.

The property enjoys a peaceful setting with breathtaking panoramic views, best appreciated from the elevated sun room and balcony, which provide the perfect place to relax, dine, or entertain while soaking in the surrounding scenery.

SITUATION

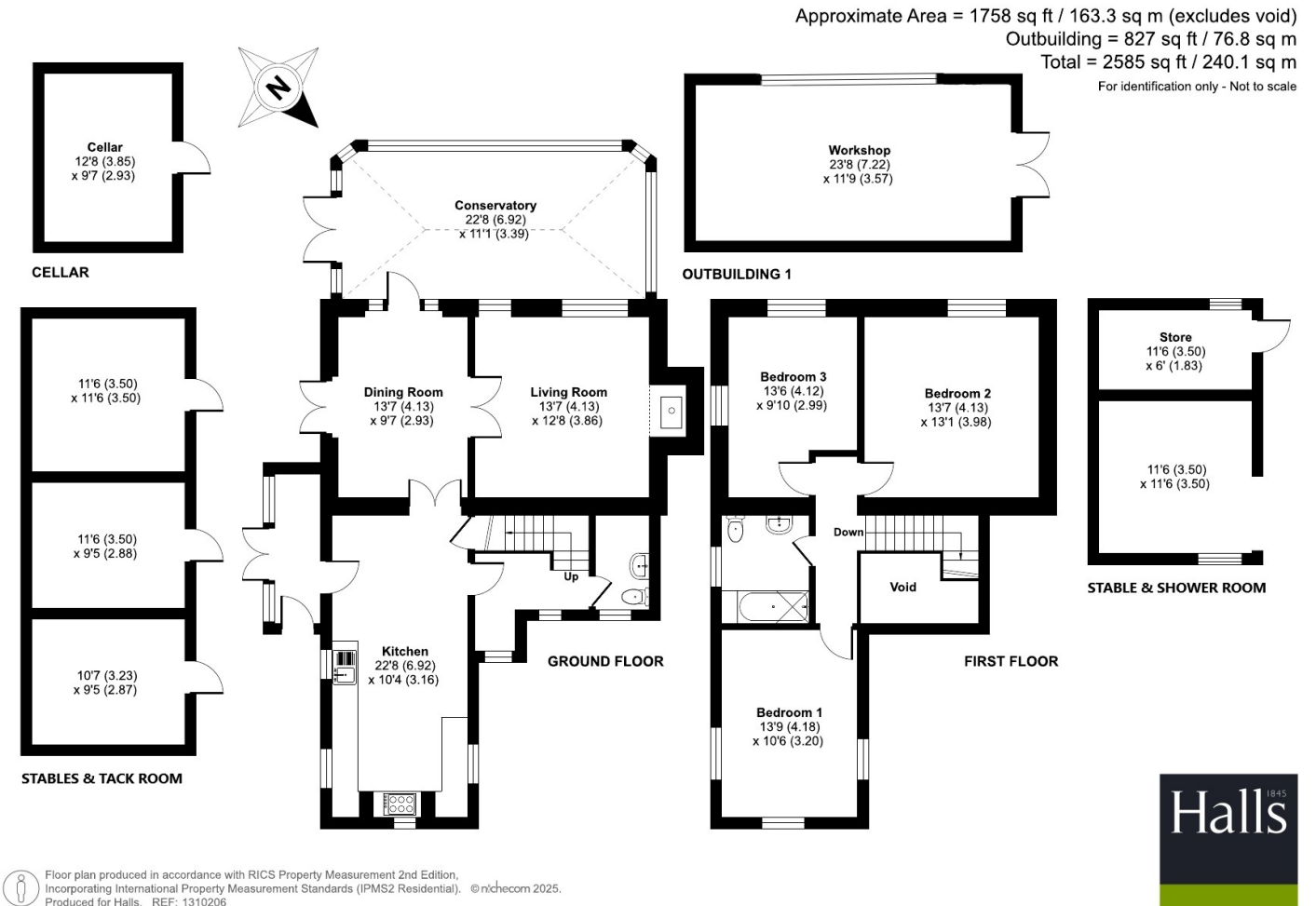
The property enjoys a peaceful yet well-connected setting between the vibrant market town of Oswestry and the sought-after village of Trefonen. Trefonen, just over a mile away, offers a strong sense of community and a range of village amenities including a convenience store with post office, a highly regarded primary school, pub, church, and village hall.

Meanwhile, Oswestry—approximately 2.5 miles away—provides a wider selection of shops, supermarkets, cafés, leisure facilities, and secondary schooling, as well as excellent transport links. The surrounding area offers plenty of opportunities for countryside walks and outdoor pursuits, while commuters benefit from convenient access to the A5, connecting to Shrewsbury, Wrexham, Chester, and further afield.

PROPERTY

Ty Ddraig is a charming and characterful detached country home set in an elevated position with breathtaking views across the surrounding valley. This beautifully presented home offers a wonderful blend of rustic charm and practical living, ideal for those seeking a peaceful rural lifestyle with excellent access to countryside walks and equestrian facilities.

The accommodation includes a spacious traditional farmhouse-style kitchen with exposed beams, wooden





LAND/GARDENS

Ty Ddraig enjoys approximately 7.62 acres of gently sloping pastureland and gardens, ideally suited for equestrian use and countryside living. The land is divided for grazing and currently home to two horses, with direct access onto a quiet country lane and gated entrances at both the top and bottom, offering excellent vehicle access and livestock management. It descends towards Candy Forest, with bridlepaths and scenic walks accessible straight from the gate.

The immediate gardens are both practical and picturesque, featuring lawned and patio areas, fruit trees, and elevated decked seating to enjoy the far-reaching views. Securely enclosed and thoughtfully designed, the outside space offers a safe haven for children and pets while complementing the peaceful rural setting.

OUTBUILDINGS

Ty Ddraig is exceptionally well-equipped for equestrian or smallholding use, boasting a range of versatile outbuildings. There are two purpose-built stable blocks—each with power—one of which features a shower room for added convenience, while the other incorporates a tack and feed room, ideal for practical daily use. In addition, a further outbuilding is currently used as a workshop and also benefits from a power supply, offering space for hobbies, storage, or future conversion potential (subject to permissions).

SCHOOLING

The area offers a strong selection of both state and independent schools. Trefonen C of E Primary School serves the village, with The Marches School in Oswestry providing a well-regarded secondary option.

Independent choices include Oswestry School, Moreton Hall, Ellesmere College, and Packwood Haugh—offering day and boarding education within easy reach, making this an ideal location for families seeking quality schooling across all levels.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

Mains water and electricity are understood to be connected, and drainage is via a private system. Heating is provided by an oil-fired central heating system. In addition, the property benefits from solar panels and two storage batteries, helping to reduce energy costs and improve efficiency. None of the services have been tested.

EPC

Rating - D

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



DIRECTIONS

From Oswestry town centre, head out of town via Upper Brook Street and continue straight onto Trefonen Road (B4580), passing through the village of Trefonen. Stay on this road as it winds through beautiful countryside for approximately two miles.

After passing through Rhydygroesau, take a right turn signposted for Croesau Bach. Follow the lane for around half a mile, and the property will be marked by our For Sale Board.

What3Words ///enhances.overture.part

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



