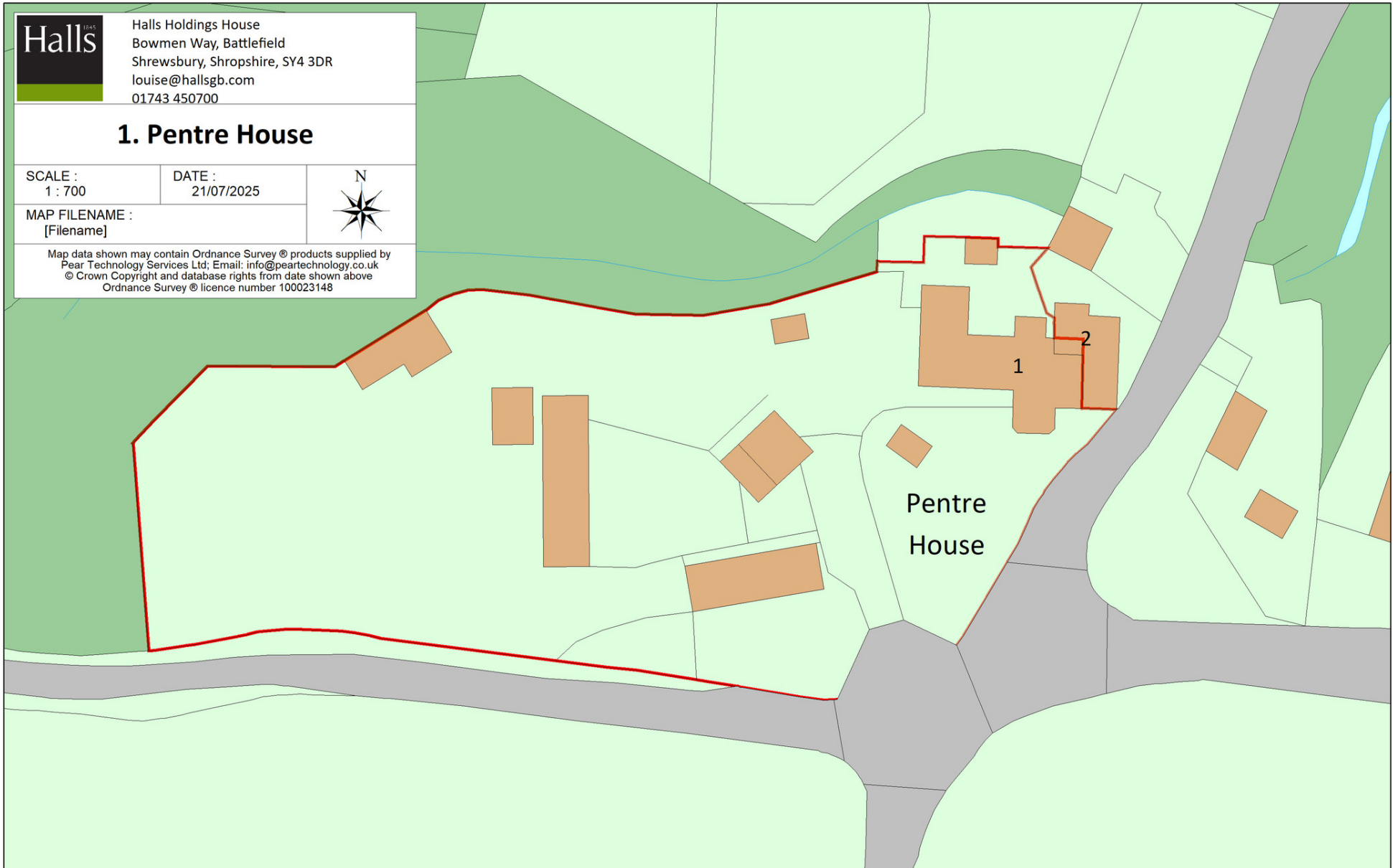




1 PENTRE HOUSE

PENTRE | ST. MARTINS | SY11 3EA





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1 PENTRE HOUSE

PENTRE | ST. MARTINS | OSWESTRY | SY12 9HX

Oswestry 4 miles | Wrexham 11 miles | Shrewsbury 23 miles | Chester 27 miles
(All mileages are approximate)

A BEAUTIFULLY RENOVATED COUNTRY HOME SET IN 1.2 ACRES WITH
OUTBUILDINGS AND DEVELOPMENT POTENTIAL

Beautifully renovated 5 bedroom country home with versatile living space
Set in approx. 1.2 acres of landscaped gardens with outbuildings
Garage, workshop and scope for annexe or business use
Flexible layout ideal for multi-generational living
Peaceful semi-rural location with far-reaching views and excellent connectivity



Oswestry Office

20 Church Street, Oswestry, Shropshire,
SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Pentre House presents a rare opportunity to acquire a substantial and beautifully presented country home, offering a level of flexibility and lifestyle potential that is increasingly hard to find. The property has been thoughtfully extended and improved by the current owners, with a strong emphasis on quality, functionality, and comfort. The inclusion of a fully self-contained two-bedroom annexe opens the door to multi-generational living, independent rental potential, or even use as a business suite or guest accommodation.

The grounds, extending to approximately 1.2 acres, are a particular highlight—providing privacy, mature landscaping, and a range of outbuildings that support both leisure and practical use. The property's past as a horticultural nursery further enhances its potential for those seeking a lifestyle change or business opportunity (subject to any necessary permissions).

SITUATION

Pentre House enjoys a peaceful yet accessible position in the hamlet of Pentre, nestled just outside the village of St. Martins. Surrounded by gently rolling countryside, the property benefits from far-reaching rural views and a sense of seclusion, without compromising on convenience. The nearby village of St. Martins provides essential amenities including shops, a doctor's surgery, a post office, pubs, and both primary and secondary schooling, making it an ideal location for families.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of walking, cycling, and riding routes, with Offa's Dyke, the Llangollen Canal, and the Ceiriog Valley all within striking distance.

THE PROPERTY

Approached via a gated driveway, the property immediately impresses with its setting and proportions. A welcoming entrance hall leads into the principal lounge, where exposed beams, dual-aspect



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1320776

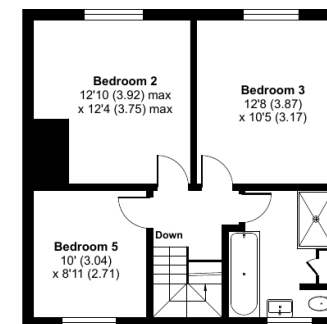
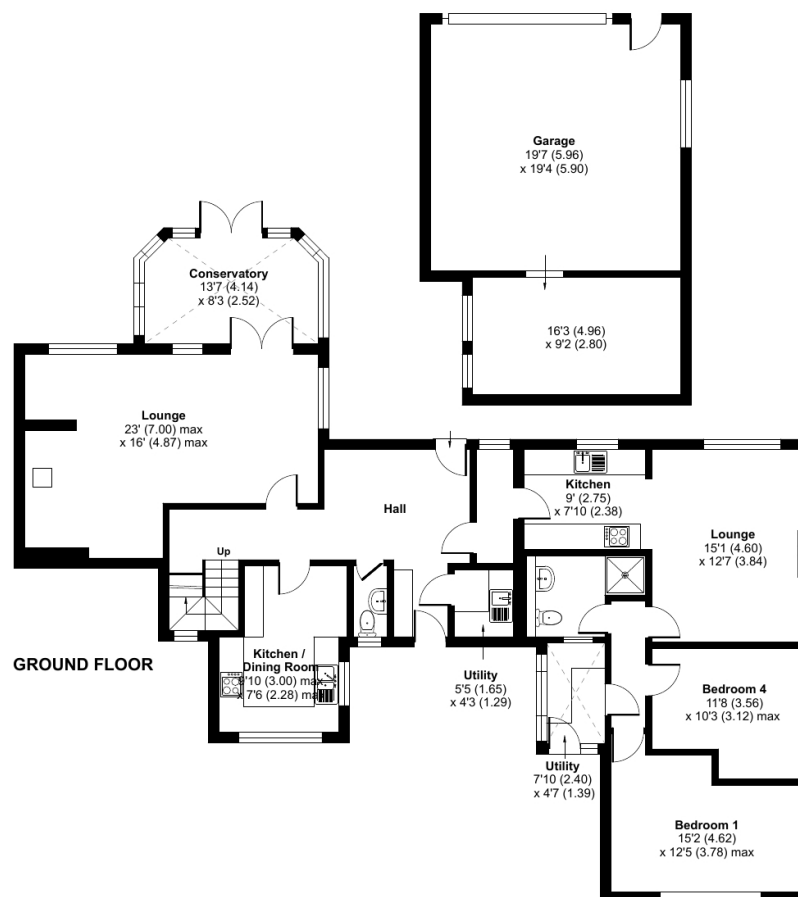
windows, and a pellet-burning stove provide a warm and characterful focal point. The kitchen is arranged in a modern layout, offering a sleek and efficient workspace with contemporary units and integrated appliances. This leads directly into a dining area that comfortably accommodates family life. A conservatory beyond enjoys uninterrupted views of the gardens and provides a tranquil, light-filled space to relax.

Upstairs, the main house features three double

bedrooms, each offering generous proportions and natural light. A stylish family bathroom serves this level, and a spacious landing offers potential as a reading corner or home office.

The self-contained ground floor annexe is accessed via the main hallway but also benefits from its own private external entrance. The annexe includes two bedrooms, comfortable lounge, fitted kitchen, utility area and modern shower room with WC.

Approximate Area = 2087 sq ft / 193.8 sq m
Garage = 536 sq ft / 49.7 sq m
Total = 2623 sq ft / 243.5 sq m
For identification only - Not to scale



FIRST FLOOR





GROUND & GARDENS

The landscaped gardens surrounding Pentre House have been thoughtfully designed to provide both beauty and practicality. A large lawn area is scattered with mature planting and sheltered by established hedges, creating a peaceful outdoor environment. A paved terrace provides the perfect setting for al fresco dining, entertaining, or simply relaxing in the peaceful surroundings.

Ample off-road parking is available for multiple vehicles, including room for trailers, vans, or motorhomes.

OUTBUILDINGS & DEVELOPMENTAL POTENTIAL

The property includes a substantial detached double garage with adjoining workshop space and a separate secure store. These buildings are ideal for vehicle storage, restoration projects, or small business use. Former greenhouse frames, garden sheds, and other outbuildings remain on site, offering exciting potential for re-use, restoration, or redevelopment for growing operations, storage, or creative pursuits.

The land and outbuildings, combined with the property's history as a nursery, open up a wide range of possibilities, subject to planning consent.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Ellesmere Primary School, Lakelands Academy, Gobowen Primary, The Maelor School, Moreton Hall, and Ellesmere College.

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

We understand that the property has the benefit of mains, water, electric and gas. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C

EPC

Rating - C

BOUNDARIES, ROADS & FENCES

The boundaries are fully fenced and gated, providing security and peace of mind for families with children or pets.



DIRECTIONS

From Oswestry, take the A5 north toward Wrexham. At the Gledrid Roundabout, take the slip road signposted St. Martins. Follow signs to Pentre for approximately one mile. Upon entering the hamlet, the property is clearly visible on the right-hand side with a gated

entrance and mature hedged boundary.

What3Words: [///wobblinh.emblem.pies](https://www.what3words.com/#!/wobblinh.emblem.pies)

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.



