



THE HOLLIES

PENYGARRAG LANE | PANT | SY10 8JS





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Oswestry 5 miles | Wrexham 21 miles | Shrewsbury 17 miles | Chester 35.6 miles
(all mileages are approximate)

A FULLY MODERNISED AND LIFESTYLE-RICH RURAL HOME SET IN A
GENEROUS 0.75-ACRE PLOT WITH VERSATILE LIVING SPACE, HIGH-END
FINISHES, AND EXCEPTIONAL OUTDOOR FEATURES.

Scandi-Inspired BBQ Lodge with Firepit
Expansive Landscaped Grounds with Koi Pond, Allotment & Outdoor Retreats
Stylishly Modernised Throughout
Double Balconies with Breathtaking Countryside Views from Two Bedrooms
Detached Double Workshop with Power



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Set within beautifully landscaped gardens on a peaceful country lane, The Hollies is a highly individual and fully modernised family home that offers more than just accommodation — it offers a lifestyle.

Designed to embrace both comfort and functionality, this stunning property blends rural charm with contemporary upgrades, featuring versatile entertaining spaces, unique outbuildings, and opportunities for future expansion. It's a home that doesn't just serve your needs — it inspires your way of living.

SITUATION

Penygarrag Lane is a quiet and desirable rural lane on the edge of the Shropshire/Wales border, offering a peaceful environment while remaining conveniently located.

The home enjoys complete privacy while being just a short drive to Oswestry and key routes to Shrewsbury and Welshpool. For buyers seeking the perfect blend of seclusion and accessibility, this setting delivers country serenity without isolation.

PROPERTY

Internally, The Hollies is spacious, light-filled, and finished to a high standard.

The ground floor includes three generous reception spaces: a formal lounge, a cosy snug/sitting room, and an expansive open-plan kitchen, dining, and living space with a vaulted ceiling and bifold doors opening out to the rear patio.

The kitchen is a standout feature, fitted in a classic shaker style with granite worktops, a central island, a butler sink, integrated appliances, and tiled underfloor heating.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1332862



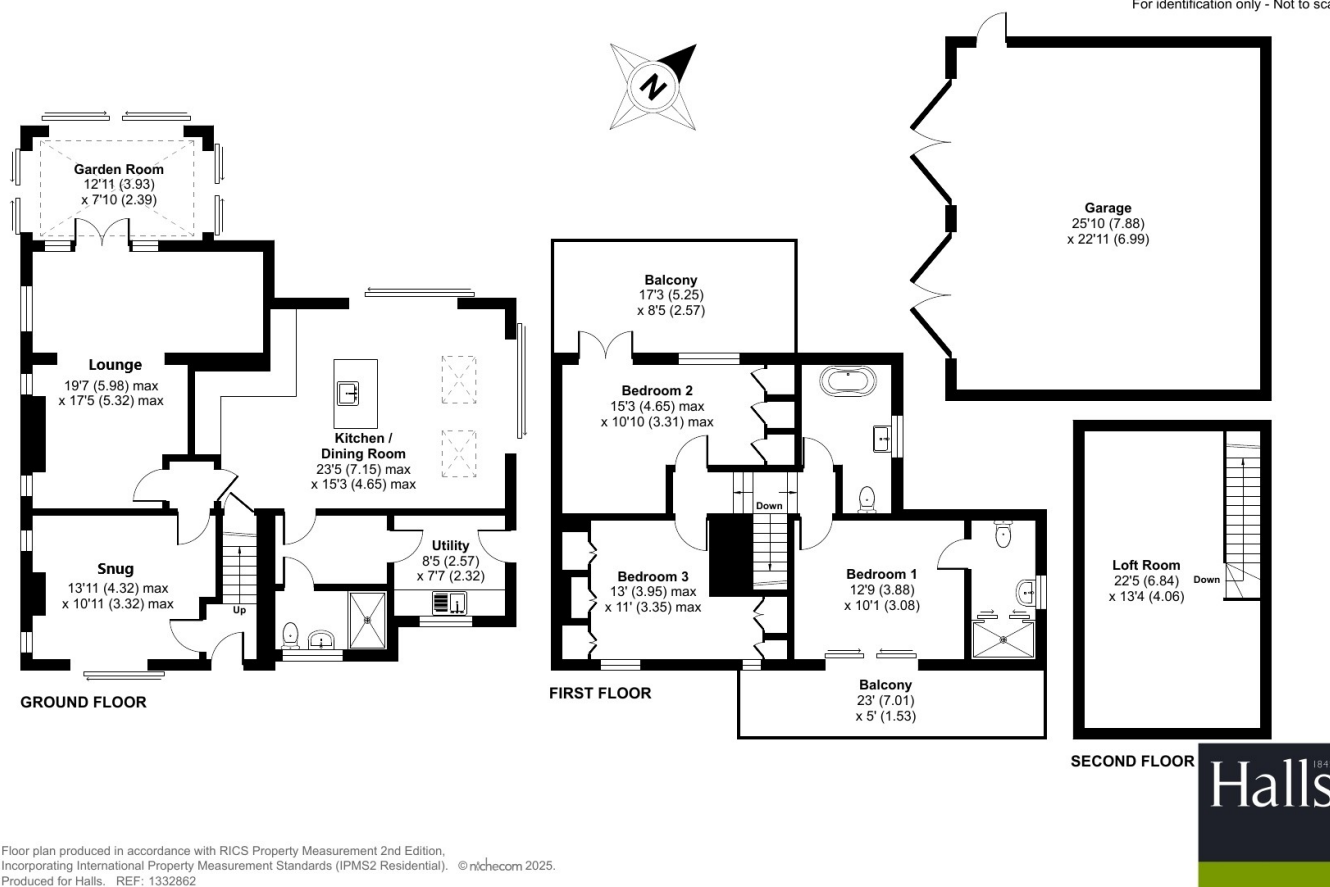
A separate utility room and ground floor shower room and ground floor shower room with WC provide added functionality.

On the first floor, there are three double bedrooms, all tastefully decorated and well-proportioned. The master bedroom features bifold doors opening onto a Juliet-style balcony, while the guest bedroom enjoys similar balcony access to the rear, both with

attractive countryside views. A family bathroom and en suite to the principal bedroom provide well-appointed facilities.

A full staircase leads to a generous, boarded loft with scope for conversion, giving buyers the opportunity to future-proof or expand as needed.

Approximate Area = 2066 sq ft / 191.9 sq m
Garage = 593 sq ft / 55.1 sq m
Total = 2659 sq ft / 247 sq m
For identification only - Not to scale





GARDENS/OUTBUILDINGS

Few homes offer such creative, immersive outdoor spaces. The hexagonal Scandinavian BBQ hut, built from timber with wraparound seating and a central firepit, provides an unforgettable year-round entertaining experience — evoking the atmosphere of a cosy alpine lodge. Whether hosting summer parties or festive winter evenings, this space delivers warmth, character, and sociability. A stylish timber summerhouse adds another layer of relaxation — ideal as a garden lounge, creative retreat, or peaceful reading nook while you listen to the rain tap gently on the roof.

The professionally landscaped garden is a haven of colour and structure, with dedicated allotment beds for growing your own produce and a koi carp pond with full filtration system that adds a tranquil, zen-like feel. A raised sun terrace leads down to lush lawns, all enclosed by mature planting.

WORKSHOPS, GARAGING & PRACTICALITY

For hobbyists, professionals or anyone seeking functional outdoor space, the home boasts a large, double-doored timber workshop. Whether you're a classic car enthusiast, a carpenter, or someone running a business from home, this building offers secure, powered space for storage or work.

SCHOOLING

Pant is well-served by a number of respected local and regional schools. Nearby options include Llanymynech C.P. School and Morda C of E Primary School at the primary level, and The Marches School in Oswestry for secondary education. Independent options such as Oswestry School, Moreton Hall, and Ellesmere College are also within easy reach. School transport routes are available to many of the above from the local area.

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, electricity, and drainage. Central heating is via an oil-fired system.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D.

EPC

Rating - D.



DIRECTIONS

From Oswestry town centre, head west towards Church Street and turn left onto Church Street. Continue along Church Street for approximately 1.9 miles. Turn right onto Oswestry Road and follow it for about 2.6 miles.

Then turn left onto Penygarrag Lane and continue for around 0.4 miles. The property will be on your left-hand side.

What3Words ///mothering.blues.paintings

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.
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