

TYNYGROES

RHIWLAS | OSWESTRY | POWYS



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Oswestry 6 miles | Welshpool 13 miles | Shrewsbury 24 miles
Chester 35 miles | Birmingham 67 miles | London Euston 2 hours 45 minutes
(Distances and time approximate)

An exceptional equestrian property with Olympic-sized arena,
stabling and paddocks, paired with a beautifully appointed country home
in a scenic rural setting near Oswestry.

Beautifully modernised 4-bedroom detached country residence with fibre broadband

Set in approximately 5.25 acres with far-reaching countryside views

Well maintained olympic-sized manège

Extensive equestrian facilities including stone built stables, tack room, two barns, and two field shelters

Two reception rooms with grand multi-fuel burners and period features

Carport, large parking/turning area, and practical outbuildings

VIDEO TOUR



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LOCATION & SITUATION

Tynygroes is positioned on the edge of the rural hamlet of Rhiwlas, enjoying far-reaching views over unspoilt countryside towards the Gyrn mountain. The nearby village of Llansilin offers local amenities and a strong community feel, while Oswestry, just 6 miles away, provides a wide range of shops, schools and services. The surrounding landscape is ideal for equestrian pursuits, walking and rural living, with peaceful lanes and bridleways in every direction

Road: The property is within easy reach of the A483 and A5, providing excellent access to Oswestry, Shrewsbury, Chester, and further links to the M54 and national motorway network.

Rail: Gobowen Station is approximately 20 minutes away and offers direct services to Shrewsbury, Chester, Birmingham, and London Euston, with journey times to London from around 2 hours 35 minutes.

Air: Tynygroes is around 1 hour 30 minutes from both Manchester and Liverpool airports, and approximately 1 hour 45 minutes from Birmingham Airport, offering convenient access to UK and international travel.

Schools: A range of public and private schools are nearby, including, Oswestry School, Moreton Hall, Ellesmere College, and The Marches Academy, all within easy reach.

Sporting: The area offers excellent riding and hacking, golf at Oswestry and Llanymynech, racing at Chester and Bangor-on-Dee, plus local rugby, football, and cricket clubs all within close proximity. Radfords, Tushingham, Aintree and Somerford Park are all easily accessible equestrian competition venues.



TYNYGROES

This outstanding equestrian residence in Rhiwlas has been extensively improved to combine traditional charm with luxurious modern living. At its heart is a beautifully presented four-bedroom home with spacious, light-filled interiors and premium finishes throughout.

Set in established grounds with spectacular views, the property also boasts exceptional equestrian facilities. These include well maintained waxed sand and fibre 20x60 manège with grass border and post and rail fencing away from track, fully drained and beautifully constructed. The rear horse yard is concreted and the adjacent barn is large enough to store hay, tractor and a horsebox. There are grass and non grass turnout areas meaning horses can be turned out all year round, most of the equipment can be purchased via separate negotiation. Additionally, the garage has room for a 2 post car lift, plumbing and ample sockets.





THE ACCOMMODATION

The interior of the home is beautifully arranged with spacious, versatile accommodation that blends original character and quality modern enhancements.

A welcoming reception hall leads to three elegant reception rooms, including a garden room with vaulted ceiling and full-height glazing, a cosy sitting room with log burner and exposed beams, and a formal dining area.

The bespoke Kenton Jones kitchen features granite worktops, a central island, NEFF integrated appliances, and links directly to the dining/snug area,

perfect for family life and entertaining. A large utility/boot room with separate access is ideal for rural living.

Upstairs, four generously proportioned bedrooms are served by stylish bathrooms finished to a high specification, including twin sinks, a double ended bath and walk-in rainfall showers. The principal suite enjoys dual-aspect countryside views and generous built-in storage.

Attention to detail is evident throughout, from solid oak doors and tiled floors, to the heritage profile sash style

double glazed windows. The home offers comfort, style, and practicality in equal measure.

Externally, the property's layout supports both domestic and equestrian functionality. The courtyard offers plenty of parking space and access to the stable yard, carport, garage/workshop and the house.



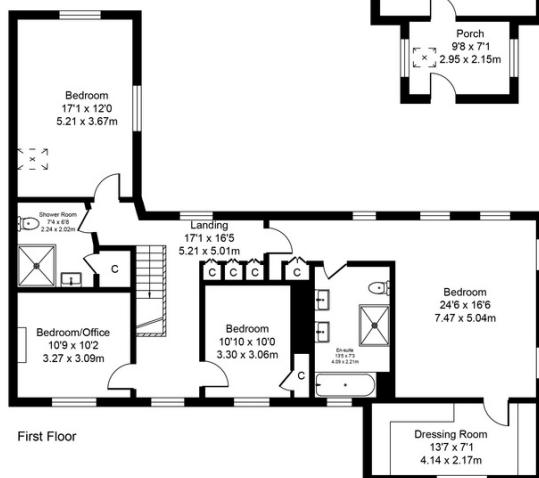
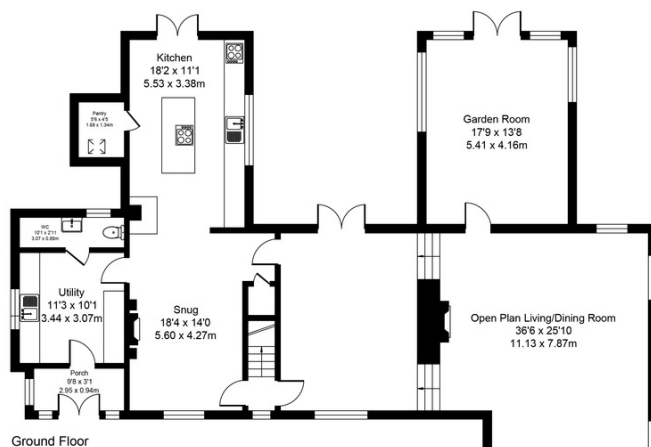




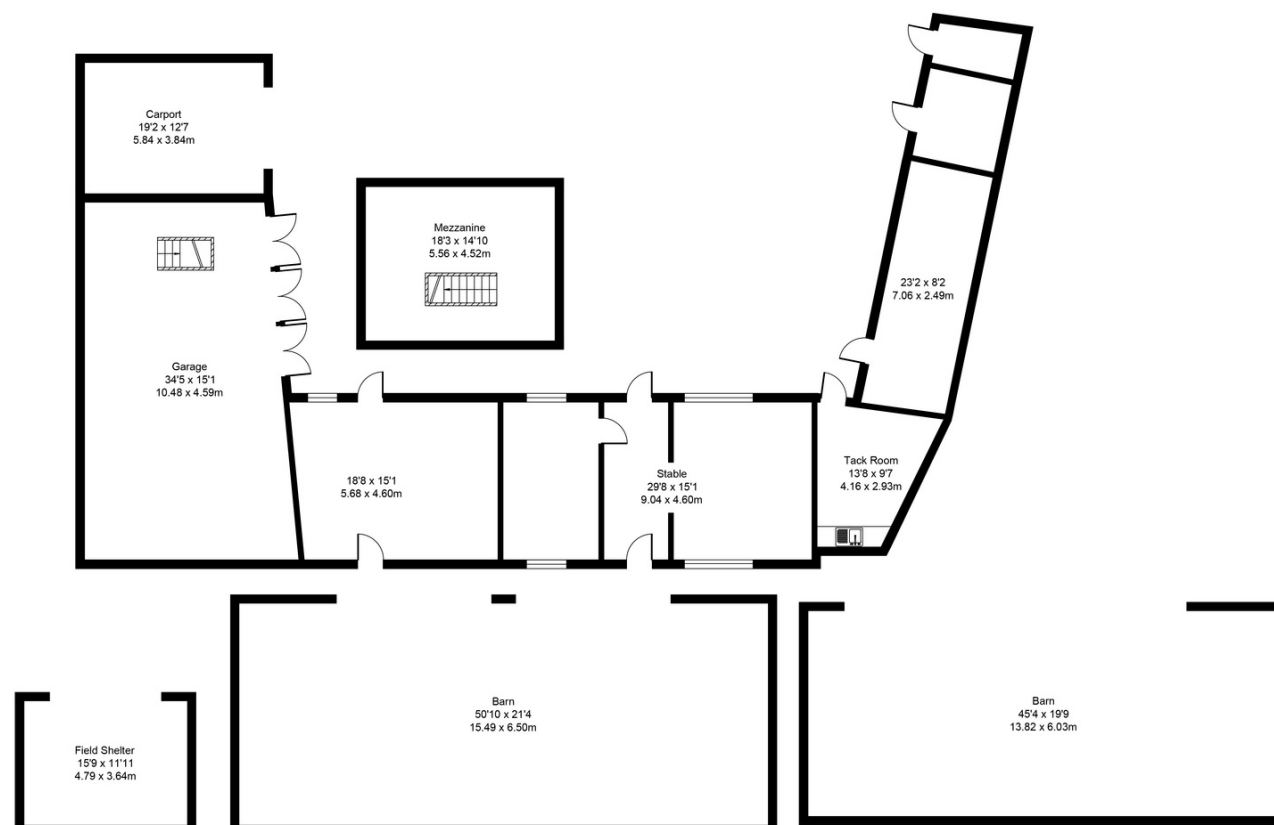
Approximate Area = 2898 sq ft / 269.2 sq m
 Garage = 651 sq ft / 60.5 sq m
 Outbuilding = 3625 sq ft / 336.8 sq m
 Total = 7174 sq ft / 666.5 sq m
For identification only - Not to scale



Denotes restricted
head height



Outbuilding



VIDEO TOUR



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GARDENS & GROUNDS

Set within approx. 5.25 acres, the grounds are perfectly arranged for both family enjoyment and equestrian use. Landscaped gardens offer sweeping lawns and stone terraces with far-reaching views, ideal for entertaining or quiet reflection.

The equestrian facilities are a true highlight, featuring an Olympic-sized manège with professional surface, a traditional stable block, double-height barn, tack room, two field shelters, and secure tool stores. Multiple paddocks are enclosed with high-quality fencing and benefit from multiple water tap points.

The grounds are accessed via a private, gated entrance with ample turning space and courtyard parking. The layout ensures ease of access between home, stable yard, paddocks, workshop currently equipped for classic car maintenance and carport and garaging for three cars, creating a property designed for practical country living without compromise.

GENERAL REMARKS

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 electricity, private borehole water supply (with filtration system), private drainage, oil-fired central heating, air source heat pump, and income generating solar panels.

LOCAL AUTHORITY

Powys County Council, Powys County Hall, Llandrindod Wells, Powys, LD1 5LG
Tel: 01597 826000

COUNCIL TAX

Council Tax Band – H

EPC

Rating – D

DIRECTIONS

What3Words [///flags.item.envoy](#)

From Oswestry take B4580 towards Llansillin, follow the road into Rhydygroseau. Once there take the FIRST right after the community centre. There is a white signpost to Cefn Canol, Rhiwlas LLanarmon and a BT telephone box. Follow for a couple of miles until you see Rhiwlas Community centre on right. Tynygroes is next house on the left, clearly identifiable with its gated entrance and attractive stone frontage. Using the postcode directs you past the property.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

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.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



FOR IDENTIFICATION PURPOSES ONLY



Halls¹⁸⁴⁵

Halls of Oswestry

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