



Harlan House
Pentre Aaron Farm | Old Chirk Road | Oswestry | Shropshire | SY10 7LA

HARLAN HOUSE

Harlan House is a beautiful south-facing detached and spacious four-bedroom barn conversion. It has been thoughtfully designed to maximize natural light, blending indoor and outdoor spaces seamlessly.



KEY FEATURES

Situated in a unique rural location, the property is conveniently near the A483, making it an ideal rural retreat with instant access to Chester, Shrewsbury, and beyond. The property boasts approximately 1.8 acres of surrounding land and includes a detached stone barn offering versatile spaces for a home office, workshop, garage, or studio (subject to planning). Every detail in the conversion has been executed to the highest specification, using only the finest materials.

Upon entering through the stable door, you are greeted by a spacious hallway that seamlessly leads into a dining area with a light and airy ambiance.

The Kitchen

This central room lies at the heart of the property and showcases a superb standard of finish. The bespoke, matt-painted j-handled kitchen features integrated Neff appliances, including an electric oven, combi oven, overhead extractor fan, induction hob, fridge, warming drawer, and dishwasher, with ample space for an additional dining table. Ceiling speakers are included. French doors open to the front, offering delightful views over the property's splendid grounds and bathing the kitchen in natural sunlight.

The Utility Room

Equipped with fitted wall units to match the kitchen space, plumbing for a washing machine, and a floor-mounted pressurized hot water tank with heating control. It has a door with side panels leading to the rear and slate flooring.

The Cloak Room

The additional ground floor WC comprises a wash hand basin with tiled splashbacks and a WC with an extractor fan.

The Sitting Room

A lovely, spacious living room featuring two large French doors with side panels at the front, allowing ample natural light and leading out to the patio and garden. The room is adorned with slate flooring, Torus skirting boards, ceiling speakers, and a second oak spindled staircase leading to the first floor.













From the First Set of Staircases Located in the Entrance Hallway

Featuring a spindled oak banister, a front-facing window, solid oak flooring, Torus skirting boards, downlights, and ceiling speakers.

Bedroom Two

This bedroom includes a window to the front, a window to the rear, and a Juliet-style balcony overlooking the paddock. It features solid oak flooring, Torus skirting boards, and ceiling speakers.

Family Bathroom

The family bathroom is furnished with a modern white three-piece suite, including a WC, wash hand basin, and a walk-in shower. It also has an extractor fan and ceiling speakers. Skylights provide ample natural sunlight.

Principal Bedroom

The principal bedroom is spacious, with a large window offering views of the well-kept garden at the front, allowing plenty of natural light. It includes oak boarded flooring, an exposed beam, downlights, and ceiling speakers.

From the Second Set of Staircases Located in the Sitting Room

From the second landing area, you will find:

Bedroom Three

This bedroom features two windows to the front overlooking the garden, oak boarded flooring, Torus skirting boards, and fitted speakers.

Bedroom Four

Includes a front-facing window, oak boarded flooring, Torus skirting boards, and ceiling speakers.

Shower Room

Comprising an enclosed tiled shower with an electric power shower, heated towel rail, low-level WC, wash hand basin with tiled splashback, and an extractor fan.

















The Grounds

The property is accessed by a driveway leading to a spacious and secluded area. The house features a south-facing potager with a T-shaped greenhouse bordered by a stone wall, creating a private and serene garden that enjoys sunlight all day, ideal for entertaining and relaxing. The side garden, with its mature tree, provides a shaded, atmospheric escape from the sun, with an outside water tap located at the rear of the property.

Field

The gently undulating field is perfect for use as a paddock or a smallholding. It extends to approximately 1.8 acres, with the option of connecting water and electric to the field.

Detached Barn

A charming detached stone barn offers versatile applications for a home office, workshop, garage, or studio (subject to planning).







INFORMATION

Local Authority

Shropshire | Council Tax Band: E

EPC Rating: C

Directions

From the Gledrid roundabout, take the A483, passing the Lion Quays on your left and Moreton Hall School on your right. Continue for 0.5 miles, then take the next right turn. The access to Pentre Aaron is located on this lane near the railway bridge. Proceed down the drive, bearing left at the bottom, where the barn will be found on your right-hand side.

Viewing Arrangements

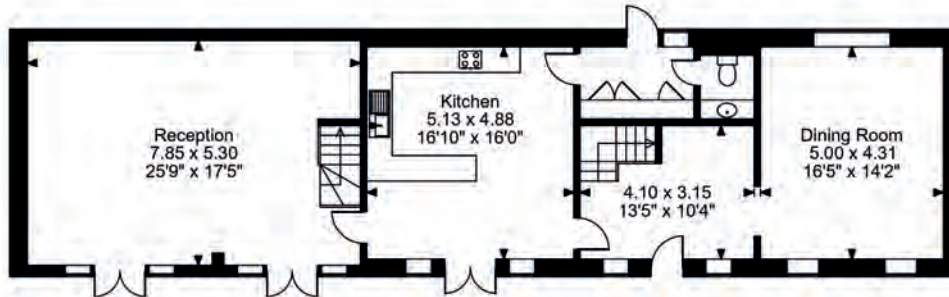
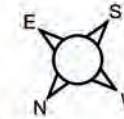
Strictly via the vendors sole agents Fine & Country on 01952 780778.

Website

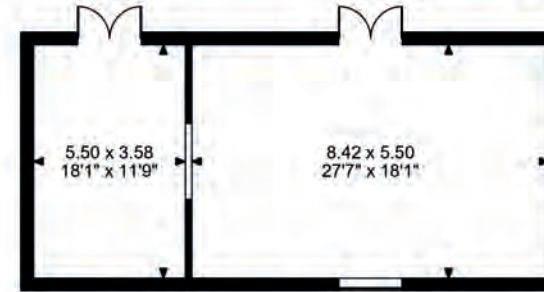
For more information visit <https://www.fineandcountry.co.uk/telford-estate-agents>

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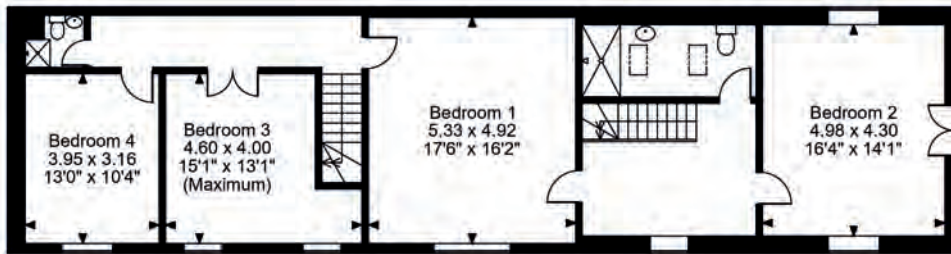
Approximate Gross Internal Area
Main House = 2363 Sq Ft/220 Sq M
Barn = 719 Sq Ft/67 Sq M
Total = 3082 Sq Ft/287 Sq M



Ground Floor



Barn



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
 Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 24.07.2024





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



SAMUEL PATRICK

PARTNER

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I hope to bring a profound understanding and a genuine passion for the local property market, attributes honed from growing up in the region. My entry into the world of estate agency was sparked by my family's legacy in the industry, notably my grandfather, who worked as a property consultant and instilled my love for the field. My deep knowledge and fervour for estate agency make me optimistic about the significant contributions I hope to bring to our team as we aim to grow our footprint in Shropshire and beyond.

I take pride in my extensive regional expertise, combined with a proactive and enthusiastic approach to property sales. I am committed to delivering first-class customer service and ensuring your property receives the best possible marketing and exposure.

THE FINE & COUNTRY
FOUNDATION

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