

BOWEN

PROPERTY SINCE 1862



Guide Price £525,000

🏠 4 Bedrooms

🛀 1 Bathroom



Land – 11.38 acres

The Chateau, Llawnt, Oswestry,
Shropshire, SY10 7PR

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General Remarks

An excellent opportunity to purchase a residential small holding situated in a picturesque rural location yet only 3 miles from Oswestry town centre. The property comprises of a 4 bedroom Farmhouse, range of farm buildings and stable block all standing in 11.38 acres (4.606 ha) of pastureland. The house and adjoining stone farm buildings are in need of a scheme of modernisation but have the potential to create a stunning country residence.

Externally, there is a detached stable block, together with a separate livestock building and barn. The land extends to approximately 11 acres all of which takes full advantage of the panoramic rural views and is split into conveniently sized paddocks by mature hedegrows together with a stream, pond and small areas of woodland.

Location: The Chateau is situated in the picturesque River Morda valley in the hamlet of Llawnt between the larger village of Rhydygroesau and the Oswestry Old Racecourse Common



Heritage Site. Although situated in open countryside the property fronts onto the B4580 which provides direct access to the large market town of Oswestry (3 miles) which provides a full range of shops, amenities and schools. The nearby A5 & A483 trunk roads provide easy links to Shrewsbury, Wrexham and Chester and the motorway network beyond.

A mainline train station can be found at Gobowen (5 miles). The area is renowned for its spectacular scenery and pony trekking opportunities with the Welsh border, the Berwyn Mountains and Offa's Dyke all within easy walking distance of the property itself.

Accommodation

Farmhouse: The property has a gated access directly off the main road onto the farmyard. The farmhouse itself is constructed of rendered stone under a pitched slate roof, with the front door leading directly into the:

Lounge: 12' 1" x 12' 6" (3.69m x 3.82m) Open Fire with stone hearth and surround, radiator and beams to ceiling. Door into Inner Hallway with doors off to:

Kitchen: 12' 4" x 12' 0" (3.76m x 3.66m) Fully fitted kitchen with matching base units and eye level wall cupboards with worktop over and tiled surround. Stainless steel sink and drainer with mixer tap. Solid Fuel Rayburn, integrated electric oven /grill and 4 ring electric hob. Beams to ceiling, fitted cupboard and quarry tiled floor.

Boot Room: 9' 0" x 7' 11" (2.75m x 2.42m) Tiled floor, oil fired boiler and partly glazed door leading to garden.

Bathroom: 11' 5" x ' ' (3.47m x m) Panel Bath, low level flush WC, Pedestal wash hand basin, radiator, Airing cupboard housing hot water cylinder and slatted shelves. Stairs off Inner Hall to:

First Floor Landing: With staircase to second floor and doors off to:

Bedroom One: 13' 0" x 12' 2" (3.97m x 3.72m) Stone Fireplace and radiator.

Bedroom Two: 12' 8" x 12' 2" (3.85m x 3.72m) Radiator and fitted cupboard. Stairs off First Floor Landing to:

Second Floor Landing: With doors off to:

Bedroom Three: 13' 1" x 12' 5" (4.0m x 3.78m)

Bedroom 4: 14' 5" x 12' 4" (4.39m x 3.75m) Fitted wardrobe and Fireplace.

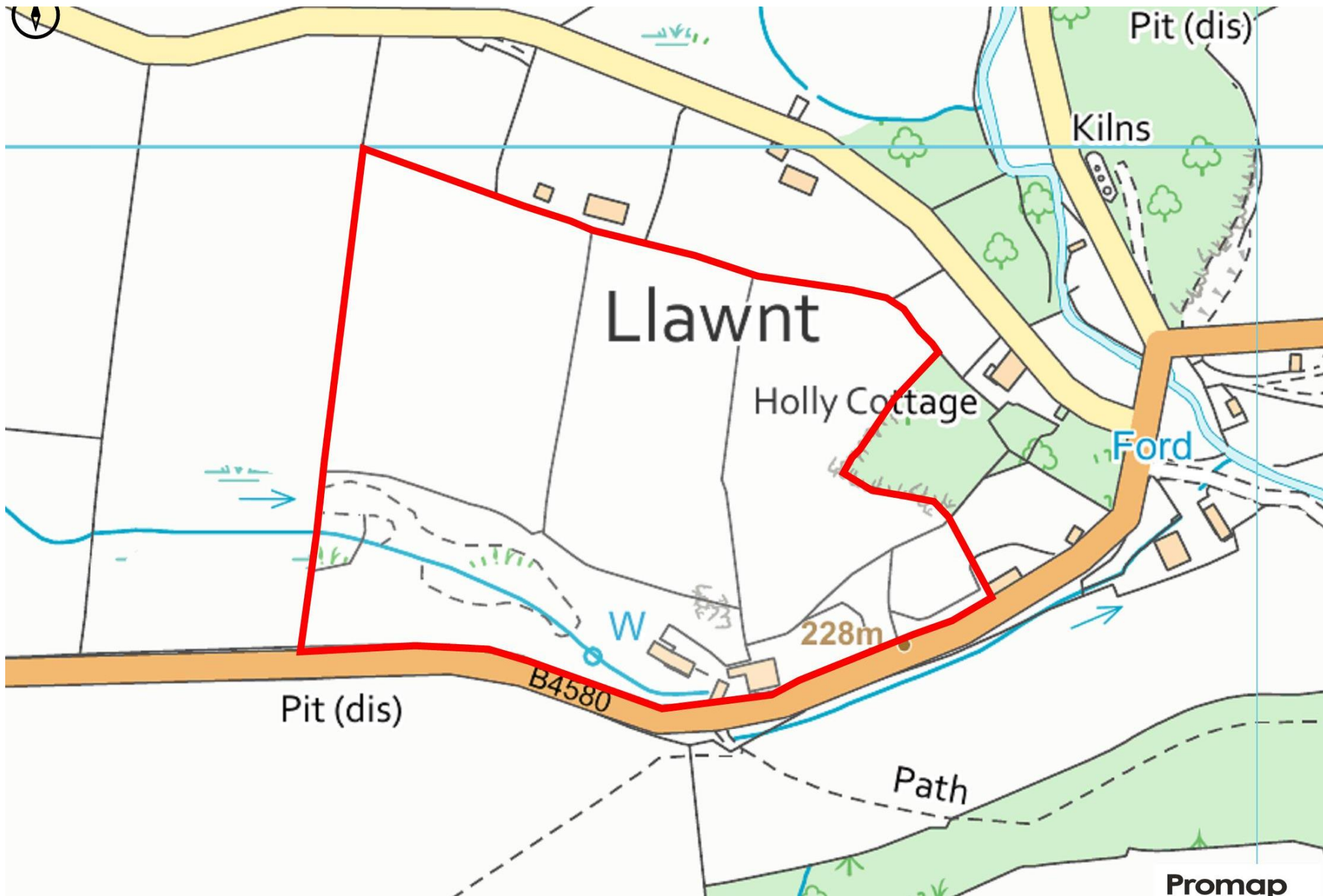
Gardens: The gardens are mainly situated to the side of the farmhouse and consists of various terraced lawned and patio areas together with a small pond and Greenhouse. Beyond this area is a former vegetable garden and a small area of woodland.

Yard: A gated access leads directly off the main road onto the farmyard with access to the farm buildings which consist of:

Range of Stone Outbuildings: 44' 3" x 13' 1" (13.5m x 4m) in total Adjoining the Farmhouse is a Range of Stone outbuildings comprising of Barn and Cow sheds with Loft above. These could offer a host of future uses (including being









incorporated into the main house) subject to any necessary planning consents.

Garage/Open fronted Barn: 22' 7" x 15' 10" (6.89m x 4.83m)

Stable Block: A detached stable block consisting of: Three loose boxes each measuring 3.66m x 3.10m with an adjoining Tack Room and WC (2.18m x 2.21m) to the rear.

Livestock Building: 30' 0" x 13' 6" (9.15m x 4.12m)
A useful general purpose shed constructed of a steel portal frame with metal sheeted roof and sides.

Barn: 27' 10" x 21' 2" (8.49m x 6.45m)

Land: The land extends to approximately 10.89 acres (4.41 ha) and is divided into several conveniently sized paddocks by mature hedgerows and fencing, all of which have spectacular views over the surrounding countryside and offer a host of agricultural, equine and amenity use.

A small stream runs along the Southern boundary forming a small pond next to the farm buildings. As well as direct access onto the

farmyard, the land also has a gated access directly onto the main road.

Council Tax Band: To be confirmed.

EPC Rating: EPC Rating Band G (17).

Tenure: We are informed that the property is freehold subject to vacant possession upon completion. A public footpath runs along the Northern boundary.

Services: We are informed that the property is connected to mains electricity and water, with a private septic tank drainage system. Oil Fired Central Heating is installed to part of the farmhouse.

Local Authority: Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND.

Tel: (0345 678 9000)

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Directions: From Oswestry town centre take the B4580, signposted to Llansilin. Continue on this road for around 3 miles and proceed over the bridge in Llawnt. The property will be found shortly afterwards on the right identified by the Agents board.

<https://what3words.com/whistling.lanes.division>

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