

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £175,000

Hafodty Farm, Llansilin, Oswestry,  
Shropshire, SY10 7JN



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## General Remarks

An exciting opportunity to acquire a detached barn and cottage situated in a picturesque rural location just outside the village of Llansilin with spectacular views over surrounding countryside.

Full planning permission has been granted for conversion into two residential dwellings. The plans detail four bedroom accommodation for the barn and three bedroom accommodation for the cottage. The properties would be set within generously sized gardens.

All plans and the associated documents can be viewed on the Powys Council Planning Portal by quoting the following references - 21/0808/FUL and 22/0217/FUL.

Please contact our Oswestry office for further information.





**Location:** The properties are situated just outside the village of Llansilin in an elevated position with views over surrounding countryside. The village of Llansilin is approximately 1.5 miles away and the village itself includes a selection of local amenities including a community shop/post office, public house and primary school.

The village is also well placed for access to the larger towns of Oswestry, Shrewsbury and the City of Chester. The nearby train station at Gobowen offers main line train services. Surrounded by beautiful countryside, the properties allows for all benefits of country living combined with accessibility to larger centres.

### Accommodation

**Barn:** The plans (shown on page 5 of the brochure) drawn up for the barn detail generously sized living accommodation extending to 182.89 sq.m (1968 sq.ft).

**Cottage:** The plans (shown on page 6 of the brochure) detail living accommodation extending to around 87.5 sq.m (941 sq.ft)

**Site:** The properties are set within a plot which extends to 0.1 ha (0.25 acre) and also includes a Dutch barn which offers potential for a range of uses including as covered parking or as a space in which to enjoy the stunning views, as it is located above the barn and farmhouse.

**Planning Permission:** Planning permission was granted for the barn on 22nd September 2021 (Ref: 21/0808/FUL) with permission subsequently granted for the cottage on 1st December 2022 (Ref: 22/0217/FUL).

**Services:** Purchasers will be responsible for installing a Sewage Treatment Plant for the foul drainage. We understand that mains electricity is available within the vicinity. The purchasers will be responsible for installing a private water supply.

**Tenure:** We understand that the property is Freehold subject to Vacant Possession upon completion.

**Viewings:** Please contact our Oswestry office to make an appointment to view the cottage and barn. Please be aware that the buildings are currently close to working farms therefore please park courteously and close all gates on entry/exit. Due to the condition of the buildings, under no circumstances are parties to enter the cottage or barn unaccompanied.

**Directions:** From the centre of Llansilin, head towards Oswestry before taking the last turning left as you exit the village. Continue past Llansilin Tractors and continue for 1/2 mile before bearing left signposted to Rhiwlas. Take the next left and continue until you reach the first farm. Bear right and continue up the hill where the property will be identified by the agent's board.

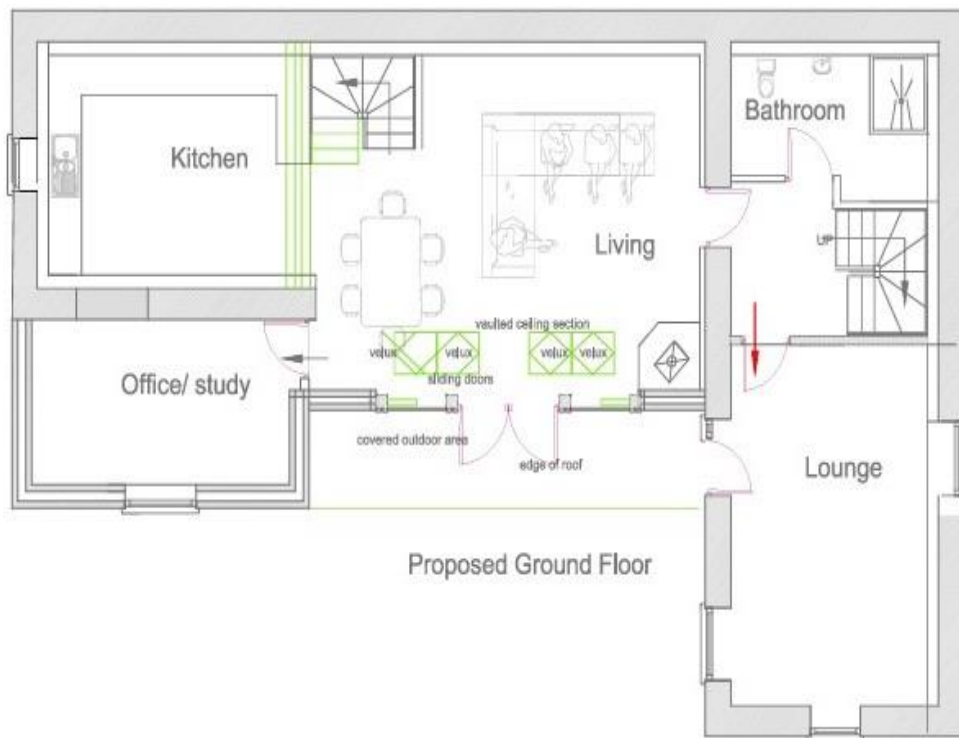
**Access:** The purchasers will be granted a right of access over the newly improved track leading off the council maintained highway.

**What3words:** laugh.fewest.lure

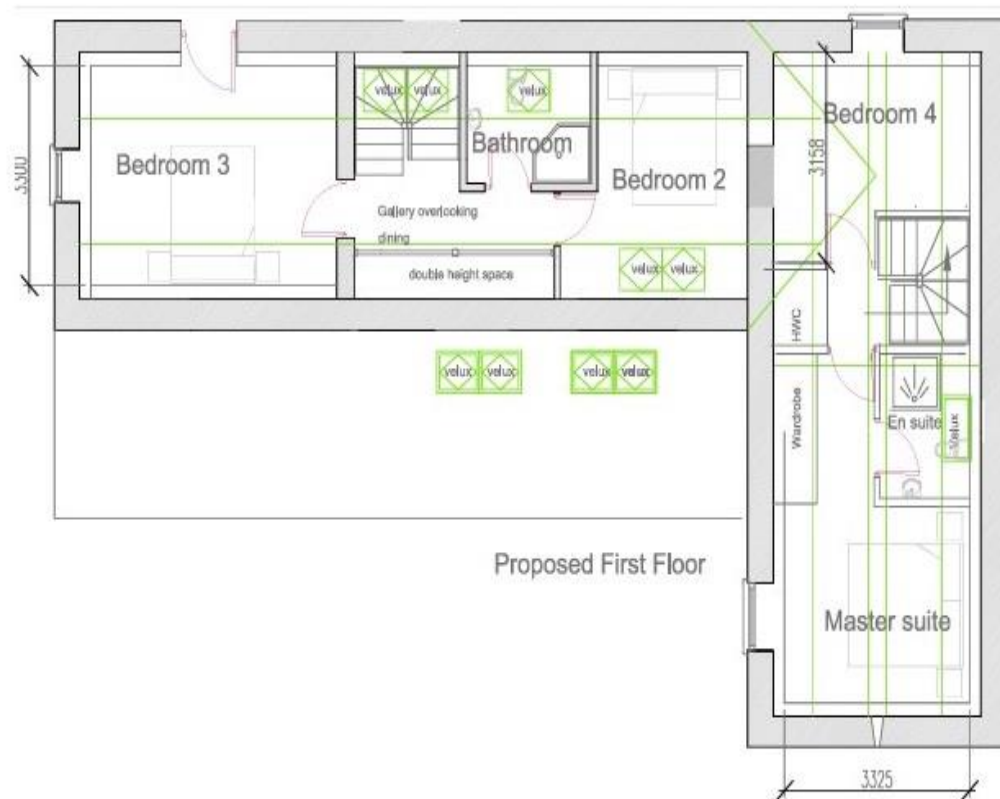








Proposed Ground Floor



Proposed First Floor



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