

BOWEN

PROPERTY SINCE 1862



Asking Price £435,000

 3 Bedrooms  1 Bathroom  Set in 1/3 of an acre

Rhos Cottage, Quinta, Weston Rhyn,
Oswestry, Shropshire, SY10 7LW

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General Remarks

Rhos Cottage is a charming 1899-built detached stone home with modern eco-upgrades, set in peaceful gardens in a desirable location, just an 8-minute drive from Chirk. The property offers three bedrooms, two reception rooms, a detached workshop/utility with electrics and versatile garden spaces including orchard trees, raised beds, and a large greenhouse.

Recent improvements include a recently installed air source heat pump, solar panels and recently replaced double glazed windows to the first floor. Having parking for up to six cars, scope for further updates and allowing for easy access to Oswestry, Chester, Shrewsbury, Manchester and Liverpool, this cottage combines character, practicality, and the chance to enjoy 'the good life' in a private, well-connected location.

Location: The property is situated on the edge of the historic Quinta Park just outside the village of Weston Rhyn. The village itself has an excellent range of amenities including shops, Post Office, Primary School and a number of Public Houses.

Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester as well as the motorway network beyond.



Main line train stations can be found at nearby Chirk and Gobowen. The area is renowned for walking and outdoor pursuits with the Shropshire Union Canal close by.

Accommodation

A part glazed door leads into:

Lounge: 16' 9" x 12' 8" (5.11m x 3.87m max.) With log burner set on stone hearth with oak surround/mantel. Recently installed (March 2025) Invictus Maximus 'Roasted Oak' flooring, radiator, TV point, stairs to first floor landing, understairs cupboard and doors off to:

Dining Room: 12' 4" x 10' 8" (3.76m x 3.24m)
Continuation of the Invictus Maximus Roasted Oak flooring, log burner on slate hearth with brick surround, radiator, floor-to-ceiling press/wardrobe ideal as built-in storage or adaptable guest/snug use.

Kitchen/Breakfast Room: 16' 5" x 9' 7" (5.00m x 2.91m)
Comprising a range of fitted Shaker-style base/eye level wall units with worktops over and inset stainless steel sink/drainers. Removable water filters on taps for fresh drinking water. Pull-out integrated cupboard with built-in recycling bins. A five-ring range cooker with glass hob and plate warmer with extractor hood above. Space and plumbing for a dishwasher, fridge and freezer. Radiator, tiled floor and part tiled walls.

Stairs to First Floor Landing: With linen cupboard, radiator and access to loft space, door off to:

Bedroom 1: 12' 9" x 10' 11" (3.89m x 3.32m max) Double bedroom with radiator.

Bedroom 2: 12' 6" x 10' 7" (3.82m x 3.22m max) Double Bedroom with radiator.

Bedroom 3: 9' 7" x 6' 4" (2.93m x 1.93m) Single Bedroom with radiator.

Bathroom: 9' 6" x 6' 8" (2.89m x 2.03m max) Suite comprising a large walk-in shower cubicle with electric shower, panel bath, wash hand basin with vanity unit beneath and concealed flush WC. Tiled floor, tiled walls, vertical radiator and extractor fan.

Garage/Workshop: 17' 3" x 16' 9" (5.26m x 5.10m max.) Part currently used as a Utility with space and plumbing for a washing machine and tumble dryer, lighting and power laid on, recently insulated roof. Large built-in storage cupboard. The remaining area provides ample storage or potential for use as an annexe, guest accommodation, studio or office conversion (subject to necessary planning consents).

Outside WC: 5' 5" x 4' 3" (1.65m x 1.30m) With high level WC and wash hand basin.

Gardens: The property is set within a most generously sized plot extending to 1/3 of an acre. It includes versatile garden spaces with a variety of perennial plants and flowers briefly comprising daffodils, tulips, snowdrops (spring); roses, hydrangeas, dahlias (summer) and Japanese anemones (autumn). There are also fruit trees (apple, cherry, damson), raised beds, small chamomile lawn and creeping thyme. There is a large greenhouse offering potential for flowers and produce, garden lighting and ample parking for several vehicles. A shallow brook runs along the boundary.

A Note from the Vendor: Rhos Cottage has been a quietly life-changing home for me — a place of deep rest, creativity, and personal transformation. I hope it now finds someone who can feel its magic too.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.









Services: We are informed the property is connected to mains water and electricity. A Vaillant air source heat pump was installed in 2023 (with a 10-year guarantee), together with solar panels providing energy savings plus payments from British Gas for surplus generation. Drainage from the property is via a private septic tank system.

Council Tax Band: Council Tax Band 'D'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: EPC Rating - Band C (75).

Directions: From the Gledrid Roundabout on the A5/A483 take the exit signposted to Weston Rhyn. Continue through the village and on reaching the mini roundabout take the 2nd exit right onto Bronygarth Road. Proceed before taking the first turning left. Follow the lane around to the right and at the next right hand bend bear right. Continue and the driveway will be found on the left with a sign marked 'Rhos Cottage'.

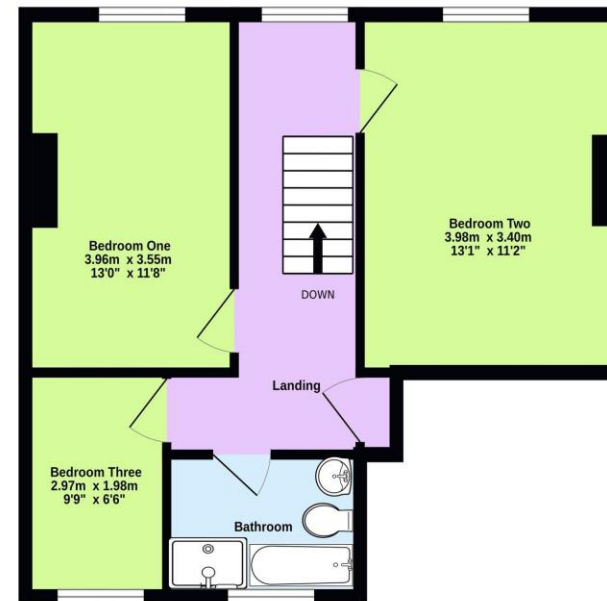
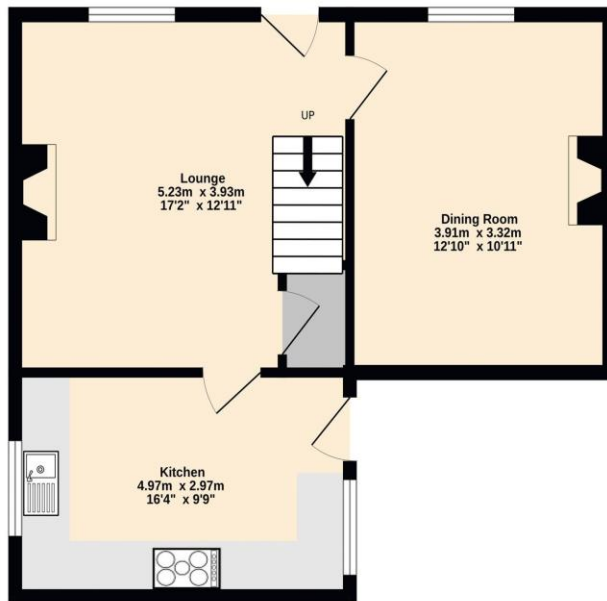
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Total Floor Area Approximately 95.49 sq.m. (1,027 sq.ft.)

All measurements are approximate & for display purposes only.
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