



Roger  
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The Vine Arddleen, Llanymynech, SY22 6RU



**The Vine Arddleen, Llanymynech, SY22 6RU  
Offers In The Region Of £750,000**

A beautiful detached family home dating back to the 18th Century retaining character features and boasting ample potential. Including an additional detached bungalow, annexe, stables, just over 6 acres of land including 5 serviced hard standing caravan pitches. Situated opposite the beautiful Montgomeryshire canal with countryside views yet good road connections to Shrewsbury, Welshpool, Oswestry and beyond. This truly is not to be missed.



**SUMMARY**

The Vine is a substantial Grade II listed detached family home boasting character features and spacious living accommodation. Formerly a drapers shop it retains the original shop front and boast potential to be further developed with more business potential if required. The vine has its own parking area and garden. An additional detached bungalow with its own garden and annexe adjoining which boast holiday let potential.

The grounds are just over 6 acres - they current owners have a pony paddock, a field with 5 serviced caravan pitches and sitting area - part of the caravan club, and a very large gravelled area that was going to be used as a 80 caravan storage facility along with an area to wash them down.

**LOCATION**

The property is situated within Arddleen and enjoys views towards the Breidden Hills & Long Mountain. The village has a public house and primary school and their are further facilities in Oswestry (9.5 miles), Welshpool (7 miles) and Shrewsbury (17.4 miles).

**THE VINE****ENTRANCE**

Wood and glazed front door, radiator, ceiling light, stairs rising to the first floor and doors off too;

**FAMILY ROOM**

13'0" x 11'0" (3.96 x 3.35)

Beautiful room with inset log burner with brick surround and beam over, window to the front elevation, beams to ceiling, light and radiator.

**SITTING ROOM**

13'9" x 13'2" (4.19 x 4.01)

Full of character, exposed brick wall, beams to ceiling, inset wood burner on tile hearth and beam over, radiator and sash window to the front. Door into;

**LOUNGE**

16'3" x 15'6" (4.95 x 4.72)

Formerly the drapers shop, retaining the large shop front windows making this a light and airy room, hard wood front door, radiator, wall lights, and beams to ceiling.

**DINING ROOM**

16'1" x 9'6" (4.9 x 2.9)

Feature bread oven, window to the rear, built in storage cupboard, beams to ceiling, wall and ceiling lights, tiled flooring, and radiator. Opening into;

**KITCHEN**

13'2" x 9'3" (4.01 x 2.82)

Fitted with a range of modern wall and base units with work surfaces over, inset sink with mixer tap and drainer, 'Rangemaster' Oven, integrated dish washer and integrated fridge. Part tiled walls, tiled flooring, beams to ceiling, light, and window to the rear elevation.

**REAR HALL**

Spacious hall with a range of fitted cupboard offering ample storage, continuation of tiled flooring, ceiling light and back door. Door into;

**UTILITY ROOM**

NaNm x 10'7" (NaNm x 3.23)

Fitted wall and base units with work surfaces over and void below for appliances. Inset sink with mixer tap and drainer below a window to the rear, tiled flooring and ceiling light.

**CLOAKROOM**

Vanity unit with inset sink, and storage, low level WC, extractor fan, ceiling light, and tiled flooring.

**RECEPTION/OFFICE**

23'1" x 6'10" (7.04 x 2.08)

Formerly the office to the caravan park. With separate entrance door to the rear, window to the front and side elevations, wall mounted boiler, ceiling light and radiator.

**FIRST FLOOR****LANDING**

Stairs from ground floor, ceiling light, built in storage cupboard, ceiling light and doors off too;

**BEDROOM ONE**

16'2" x 12'8" (4.93 x 3.86)

With part vaulted ceilings, eaves storage, fitted wardrobes, ceiling light, window to the side, radiator and ceiling light. Door into;

**ENSUITE**

Modern suite comprising enclosed shower cubicle, vanity unit with inset sink, low level WC, heated towel rail and light.

**BEDROOM TWO**

13'5" x 8'7" (4.09 x 2.62)

Double room with window to the front elevation, built in storage, ceiling light and radiator.

**BEDROOM THREE**

14'2" x 11'9" (4.32 x 3.58)

Double room with window to the front, built in storage, ceiling light and radiator.

**BEDROOM FOUR**

12'7" x 9'6" (3.84 x 2.9)

With window to the side, radiator and ceiling light.

**BATHROOM**

13'1" x 9'6" (3.99 x 2.9)

A spacious room with roll top bath, shower cubicle, vanity washbasin and WC. Radiator, Built-in airing cupboard with radiator, ceiling light and window to the rear and side.

**SECOND FLOOR****ATTIC ROOM**

14'5" x 9'1" (4.39 x 2.77)

Part vaulted ceiling, window to the rear, beams, ceiling light and radiator.

**ATTICE ROOM TWO**

14'5" x 9'2" (4.39 x 2.79)

Part vaulted ceiling, window to the rear, beams, ceiling light and radiator.

**THE SHIPPON**

A single storey building that the current owner previously used as a long term let, but would also lend itself to a holiday let income.

**ENTRANCE HALL**

14'8" x 5'9" (4.47 x 1.75)

With tiled flooring, ceiling light, radiator and doors off to;

**KITCHEN**

14'8" x 9'1" (4.47 x 2.77)

Modern fitted kitchen with a range of wall and abse units with work surfaces over, inset 1 ½ bowl sink, 4 ring cooker with hood over. Tiled floor. Radiator and built in cupboard housing the boiler.

**LIVING/DINING ROOM**

25'4" x 14'4" (7.72 x 4.37)

Spacious room with double doors opening onto the rear enclosed garden, radiator and ceiling light. Door into;

**BATHROOM**

modern suite comprising panelled bath with shower over, WC and sink. Heated towel rail and ceiling light.

**BEDROOM**

14'8" x 9'6" (4.47 x 2.9)

Double room with window to the front, radiator and ceiling light.

**ANNEXE/STUDIO**

29'7" x 12'5" (9.02 x 3.78)

Open plan are including;

Fitted kitchen with a range of wall and base units with work surfaces over, inset sink, integral oven with extractor hood over, tiled flooring, windows to front and rear elevations and living space. Door into;

**SHOWER ROOM**

9'0" x 4'3" (2.74 x 1.3)

Modern suite comprising vanity basin, WC and walk in shower. Tiled flooring, heated towel rail, radiator and spotlighting.

**EXTERNAL****STABLE BLOCK**

A range of 4 stables, two of which are now used as stores with a concrete yard in front and an amenity area to the side.

**CARAVAN PITCHES**

Associated with the Caravan and Motorhome club only members of the club can use these "super pitches" on 9m x 9m hard standings with electric, freshwater and grey water at every pitch.

There is a convenient waste disposal point with refuse and recycling at the same location

**PADDOCKS**

There is an estimated 3 acres of level paddocks, ideal for those with an equestrian interested, but not restricted to this. There is ample opportunity for this land to be extended into further caravan pitches with necessary planning.

**CARAVN/MOTORHOME STORAGE**

The current owner planned to open a caravan/motorhome storage. There is a compound laid to hardcore which could accommodate up to 80 units generating a substantial income.

**SERVICES**

Mains water, electricity and drainage.

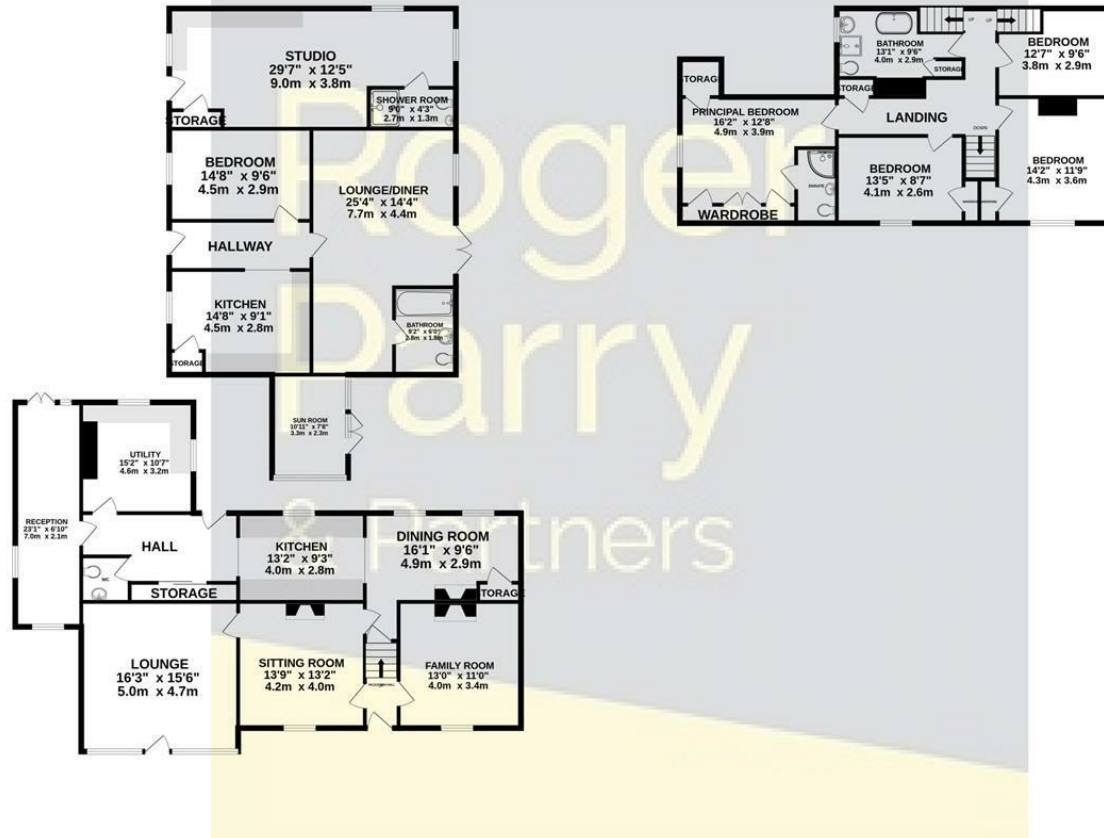
## Floor Plan (not to scale - for identification purposes only)

**BASEMENT**  
141 sq ft (13.1 sq.m.) approx.

**GROUND FLOOR**  
2495 sq ft (231.8 sq.m.) approx.

**1ST FLOOR**  
855 sq ft (79.5 sq.m.) approx.

**2ND FLOOR**  
266 sq ft (24.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3758 sq.ft. (349.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** G

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

From Oswestry take the Welshpool road, proceeding through Pant and Llanymynech and bypassing Four Crosses. After approximately 1 mile turn right into Arddleen by the 'Horseshoe inn', proceed on this road, you will pass some newbuild houses being built on the right, The vines is just past here on the right hand side.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.