



Roger
Parry
& Partners

Pentre Cefn, Craiglwyn, Oswestry, SY10 9BJ



**Pentre Cefn, Craigllyn, Oswestry, SY10 9BJ
Offers In The Region Of £395,000**

An incredible opportunity to purchase a 17th century Grade II listed farmhouse with just under 5 acres of land, ample parking, and detached barns all with planning permission.

The detached farmhouse previously benefited from planning permission for a two-storey extension which has now lapsed, to provide a spacious three bedroom home, conversion of the barns into a garage, storage and self contained accommodation ancillary to main dwelling. Externally there is a turning area and parking for several vehicles, hard standing with services connected and approximately 4.6 acres of land (1.86 Hectares).



LOCATION

The property occupies a most appealing location set on the fringe of the pretty Welsh borders, with a beautiful open aspect to the front onto open farmland and hills in the distance. The local area provides some lovely walks including Offa's Dyke, with the Candy Valley and Oswestry Old Racecourse of particular interest.

The market town of Oswestry is approximately 4 miles distant and provides a variety of shopping, leisure facilities, schools and supermarkets. Further afield, but with good road connections are Welshpool, Newtown, Wrexham, Chester, Liverpool, and Telford.

SUMMARY

Pentre-Cefn Farm dates back to the early 17th Century and offers an incredible opportunity to renovate and restore a historic dwelling, complete with traditional features, to create an idyllic family home.

The farmhouse is constructed of limestone and slate. It extends to three bedrooms on the first floor with kitchen, scullery, utility, traditional parlour, sitting-room and bathroom to the ground floor. Original oak beams are visible at the rear of the farmhouse revealing the traditional 17th Century construction of the house.

PLANNING

Farmhouse:

15/04362/FUL

Erection of two storey extension and associated works and siting of temporary static caravan for use by the applicants during the course of the building works.

Barns:

20/01371/FUL

Conversion of existing stone barns into garage, storage and self contained accommodation ancillary to main dwelling.

CLAWBACK

If the main stone barn is sold off or is occupied as a separate dwelling within 15 years of completion of the sale DATED 2014 there will be 50% clawback on the uplift in value in favour of the previous vendors or his beneficiaries.

SERVICES

Mains electric and mains water. Drainage to a septic tank.

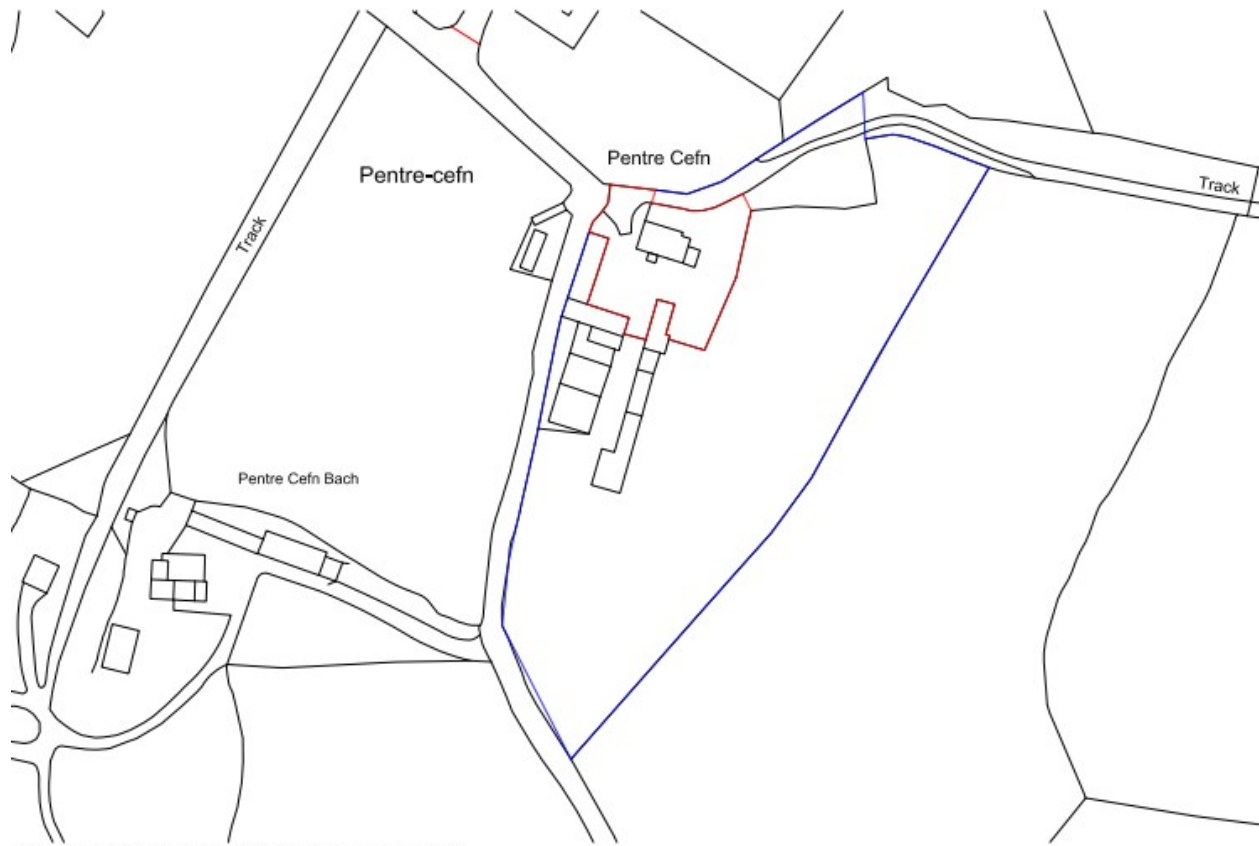
There is a LPG gas tank that has been installed to provide gas to the main house - but is not connected.

LAND

Field adjoining the house is approximately 2.43 acres

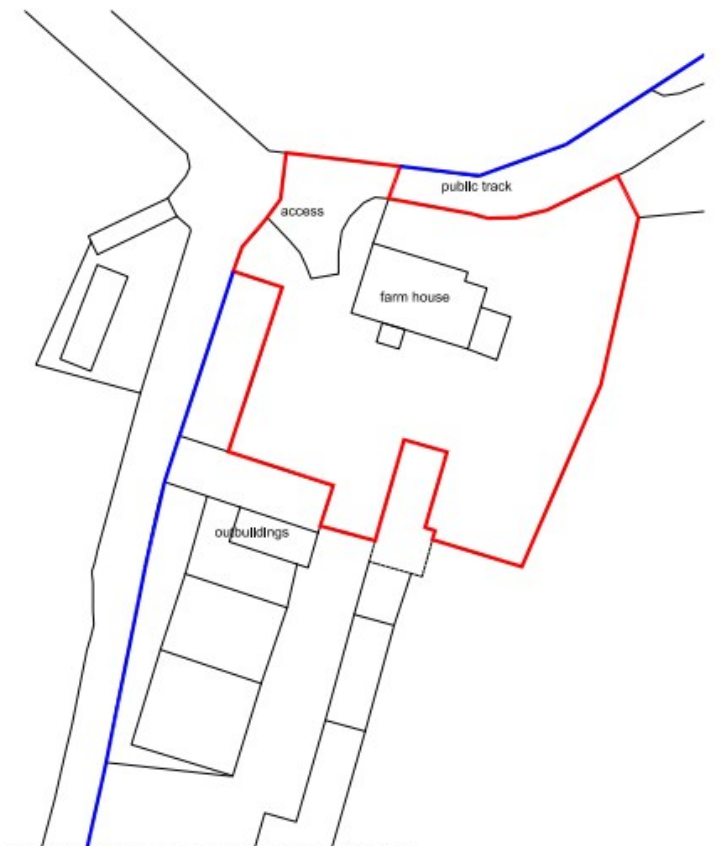
Paddock adjacent is approximately 2.19 acres

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



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Location Plan 1:1250



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Site Plan 1:500

General Services:

Local Authority: Shropshire County Council

Council Tax Band:

EPC Rating:

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:

Proceed out of Oswestry passing Oswestry School to your right hand side proceed out of the town for approximately 1 mile, turn right sign posted 'Croesaubach and Llansilin'. Proceed on this lane for 1.25 miles, turn left sign posted 'Pentre Cefn'. The property will be found straight just as the road bends.

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.