



Roger  
Parry  
& Partners

Red Bank Stargarreg Lane, Pant, SY10 9QN



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Offers Over £325,000

A beautiful modernised and upgraded detached house offering outstanding views towards the Shropshire Hills, set within an elevated position just off a minor lane in a semi rural location. In brief the property offers ground floor entrance hall, three bedrooms, bathroom and access to the garage. To the first floor, living room, kitchen/diner, utility room with cloakroom off and access to the balcony. Externally there is a garage, parking, front and side gardens and a balcony to take in the beautiful setting. To the rear is a landscaped rockery garden with steps leading to various sitting areas. Simply must be viewed to appreciate the high standard of accommodation and exceptional countryside views.



**SUMMARY**

The current owners have upgraded and modernised the property since living here to make it a comfortable country house with light and airy rooms, boasting landscaped gardens with raised sitting areas to take in the beautiful views over the Shropshire Planes, and Rodney's Pillar, and making the property energy efficient.

**LOCATION**

Situated in a quiet Cul-de-Sac the property offers both privacy and far reaching views and is located in the popular village of Pant on the English/Welsh border close to local amenities . Pant is situated along the A483 making it an ideal commuter location approximately 15 miles west of Shrewsbury and 4 miles from the market town of Oswestry. Within the village there are a good range of local amenities including a primary school, public house's, a village shop, post office and approximately 1 mile further on in Llanymynech there are further public houses and shops and a popular Golf Course and Nature Reserve close by. Good travel links to Oswestry (5 miles) and Welshpool ( 10 miles). Gobowen railway station (8 miles) provides links with Chester, North Wales, Shrewsbury and Birmingham.

**ENTRANCE**

Through PVC front door, Quarry tiled flooring, window to the side, radiator, stairs off to the first floor and an under stairs cupboard. Doors lead to the bedroom, bathroom and the garage.

**BEDROOM ONE**

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

**BEDROOM TWO**

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

**BEDROOM THREE**

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

**BATHROOM**

Modern suite comprising walk in double shower, low level WC and wash hand basin. Vinyl flooring, fully tiled walls, heated towel rail, extractor fan and a window to the rear.

**FIRST FLOOR****LIVING ROOM**

Beautiful room with two uPVC windows to the front with views towards Rodney's Pillar, feature log burner set on slate hearth, two radiators and wall lights.

**KITCHEN/DINER**

Country style kitchen with a range of fitted wall and base units with work surfaces over, Ceramic sink with mixer tap and drainer, void and plumbing for dishwasher and fridge. Part tiled walls, Belling range style cooker with a glass splashback and large canopy extractor fan over, spotlighting and a radiator. Two windows to the rear making this a light and airy room with views over the garden. There is also pull down access with a loft ladder, the loft being boarded and having lighting. Dining area.

**UTILITY**

The utility has a window to the front, space for an American fridge/freezer, vinyl flooring, part glazed door to the rear and a door through to the cloakroom.

**CLOAKROOM**

White suite comprising a W/C, wash hand basin with a mixer tap, vinyl flooring and a window to the rear.

**EXTERNAL****GARAGE**

Integral garage with a new electric roller door. Having power and lighting, plumbing for a washing machine and a tumble dryer, window to the side and Worcester oil fired boiler.

**FRONT**

There is a beautiful lawn garden area to the front, enclosed with fencing and gated access to the driveway. Leading around to the side where there is a walkway to the rear, raised gravelled area with garden shed.

**REAR**

A real feature to this property, built within the rocks. The rear garden is landscaped and terraced with recently installed decking areas with railings taking in the superb views. There are various areas to sit and relax along with shrubbed flower beds and planted borders.

**PARKING**

There is a driveway to the front offering parking for 2-3 cars.

**BALCONY**

The balcony is accessed from the landing and is a fantastic feature to this property offering stunning views of the Shropshire Plains and Rodney's Pillar.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected and there is oil central heating. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 900Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

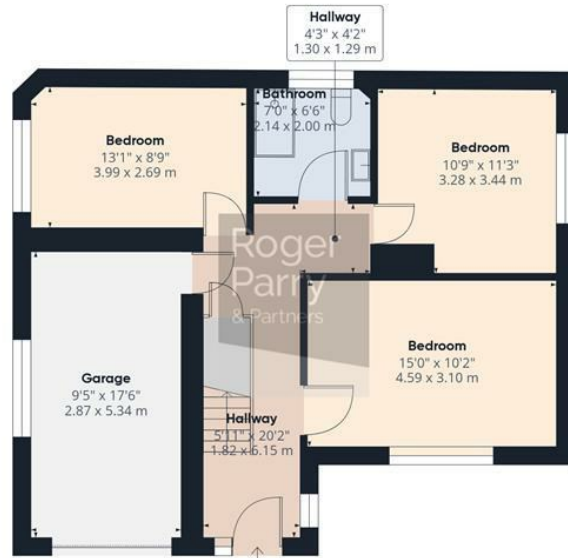
**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

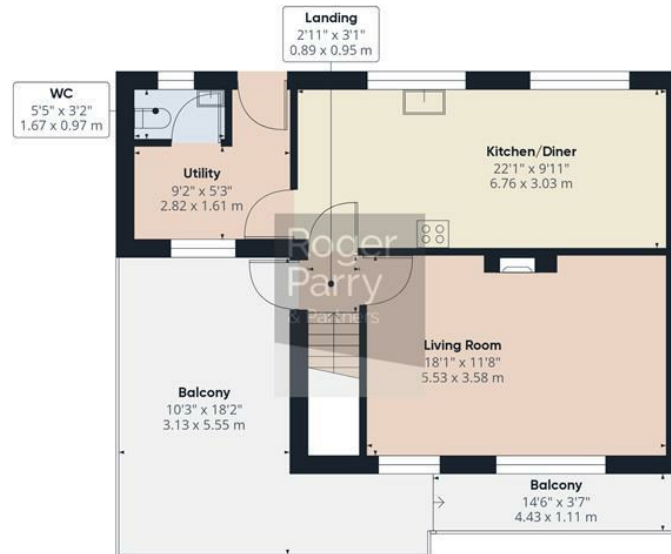
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1267.14 ft<sup>2</sup>  
117.72 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**Local Authority:** Shropshire

**Council Tax Band:** D

**EPC Rating:** D

**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 out of the town. Proceed until reaching the village of Pant. Proceed through and take the left hand turn opposite the Cross Guns Public House onto Stargarreg Lane and follow the road down to the bottom. Take a right turn onto Stoney Steps where the property will be found 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](mailto: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 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.