





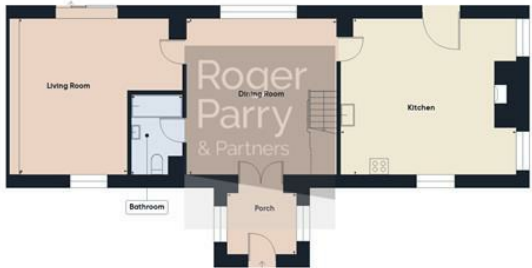
Glanyrafon Farm, Llanyblodwel, Oswestry, SY10 8NF
Offers In The Region Of £725,000

Glanyrafon Farm is a versatile property offering charming character features set in the beautiful north west Shropshire countryside close to the Welsh border and provides a tremendous array of accommodation, potential conversion, out-building's, pasture, and woodland. The property in total is set in approximately 5.13 acres of land.





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



Ground floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2206 ft²
205.1 m²

Reduced headroom

23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom⁽¹⁾

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

FRONT

The house is approached from the road through a electric gates with tall brick walls and hedging into a stunning gravelled yard, with ample space for parking for all the family and visitors. There is an archway that leads into a central courtyard with a large lawned area and access to the buildings at the back of the property.

The entrance into the house from under the archway leads into the kitchen.

KITCHEN

19'1 x 17'1 (5.82m x 5.21m)

Farmhouse style kitchen with outbuilt exposed chimney breast and log burner with beam over, Parquet flooring, beamed ceiling and windows to front and side elevations. Fitted wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven with electric hob and extractor hood over. Void for appliances and wood and glazed door into the dining room.

DINING ROOM

16'1 x 17'1 (4.90m x 5.21m)

A spectacular double height room with beams to ceiling, continuation of Parquet flooring, exposed brick wall, and large window to the side overlooking the central court yard.

From the dining room there is also access into a downstairs bathroom and a useful spacious entrance porch to the front door into the front garden.

LIVING ROOM

11'9 x 17'2 (3.58m x 5.23m)

Feature exposed stone wall with inset wood burner, windows to both aspects overlooking the front garden and sliding door opening onto the courtyard.

PORCH

7'10 x 7 (2.39m x 2.13m)

Spacious porch with door opening onto the front garden.

BATHROOM

5'4 x 8'11 (1.63m x 2.72m)

Suite comprising panelled bath, low level WC and wash hand basin.

FIRST FLOOR**GALLERIED LANDING**

A real feature, with exposed beams and stone walls. Window into the court yard, picture lights and doors into;

FAMILY ROOM

18'5 x 24'8 (5.61m x 7.52m)

This rooms has lovely character with exposed king post truss's, a feature fire place with electric heater, and potential for a multitude of uses having previously been used as a games room, but could be an additional bedrooms, or even an independent annexe subject to planning consents. With windows to both aspects.

BEDROOM ONE

15'4 x 12'11 (4.67m x 3.94m)

Double room with two windows to the front overlooking the garden and beyond, ceiling light and opening into dressing room and ensuite.

EN-SUITE AND WALK-IN WARDROBE

10'3 x 7'3 (3.12m x 2.21m)

The ensuite has panelled bath with shower over, vanity unit with two wash hand basin and WC. Archway into the dressing room (4'1 x 7'4) offering storage space.

BEDROOM TWO

13'6 x 9'3 (4.11m x 2.82m)

Double bedroom with window to the front and ceiling light.

WALK-IN WARDROBE

4 x 7'11 (1.22m x 2.41m)

Walk-in wardrobe offering storage space, offering potential to be converted to an ensuite bathroom.

BEDROOM THREE

14'2 x 8'10 (4.32m x 2.69m)

Double room with window overlooking the courtyard, walk-in wardrobe, ceiling light and door into;

JACK AND JILL BATHROOM

6'4 x 7'8 (1.93m x 2.34m)

Enclosed shower cubicle, vanity unit with wash hand basin and WC. Door into bedroom three and four.

BEDROOM FOUR

11'2 x 7'11 (3.40m x 2.41m)

Double room with window to the front elevation overlooking the garden and ceiling light.

STABLES

Across the yard, is a traditional barn that has half been converted into ancillary space. This building has access through the yard, but also a separate access from the drive behind the property with a garden behind and stunning views of the surrounding countryside, leading to the opportunity for a superb conversion (subject to planning) for additional accommodation or holiday lets.

One half of the stable is used for storage.

STABLES ANNEXE**KITCHENETTE/ LIVING ROOM**

16'4 x 12'6 (4.98m x 3.81m)

Fitted base units with work surfaces over and inset sink, cupboard space and void for appliance. Lounge area with window to the front and rear, ceiling light and electric radiator.

BEDROOM & ENSUITE

11'3 x 8'1 (3.43m x 2.46m)

Double room with window to the rear, ceiling light and electric radiator. Archway into the ensuite.

The ensuite (4'8 x 6'6) provides enclosed shower cubicle, low level WC and wash hand basin.

OUTBUILDING

There is a large concrete framed agricultural building (73'7 X 35'8) in the courtyard. Ideal for general storage, parking of commercial vehicles, and housing of livestock/ horses. There is an opening from the courtyard, and double doors for entry to one side.

There is a range of useful out-buildings with the property. Under the front aspect of the house when you enter the yard are two garages 20'3 X 13'2 and (one currently utilised as a utility 18'10 X 10'9), and a further workshop.

EXTERNAL**LAND**

The paddock being approximately 1 acre is across the road from the house and is a flat and productive field and benefits from a natural water supply from the adjoining water course. There is a public footpath running through here.

The area of woodland is a stunning valley of mature woodland with a brook running through and bustling

with wildlife. This is a mixture of mature conifers and hardwood including many aged specimen oaks. There is a track that runs to the top of the wood for vehicular access, along with a right of way for two properties above the woodland.

The owner has informed us that the timber and mineral rights have been previously retained by a former owner dating back.

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 septic tank drainage. The septic tank is on the grounds of Glanyrafon Farm and is exclusive to this property. We understand the Broadband Download Speed is: Standard 16 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very low for Rivers and sea. High for surface water. The owner has informed us the property has not been known to suffer from any flooding. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contract enquiries.

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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire County Council

Council Tax Band: F

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.

We have been informed by the owner that the timber and mineral rights have been retained by a previous owner over the years.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

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.