



Roger
Parry
& Partners

TYR-ONEN

Hengoed, Oswestry, SY10 7ES

TYR-ONEN

HENGOED • OSWESTRY • SY10 7ES

Offers in the region of £550,000

Delightful smallholding with outstanding views of the surrounding area

- 3 bedroom detached dwelling
- Range of traditional buildings and concrete pad set in farmyard
- Approximately 3.91 acres (1.58 ha) of grassland
- Property is located in close proximity to Oswestry Town which has a wide range of amenities
- Additional land available by separate negotiation

DESCRIPTION

A delightful smallholding comprising a three bedroom detached farmhouse (subject to an Agricultural Occupancy Condition) set in lovely lawned and shrubbed gardens with patio area, a range of traditional agricultural buildings formerly utilised for pig rearing, a concrete pad and 3.91 acres (1.58 ha) or thereabouts of grassland, extending as a whole to 4.61 acres (1.87 ha).

SITUATION

Tyr-Onen is located approximately 1.5 miles from Gobowen which has a range shops, cafes, public houses, train station and Hospital. The property is situated in close proximity to the market town of Oswestry with its wide range of amenities including primary and secondary schools, pubs/restaurants, doctors surgery and shops. Further a field, are the towns of Shrewsbury, Wrexham and Chester along with Bala lake, Snowdonia National Park and the West Coast of Wales are all within easy reach.

Oswestry: 3 miles • Wrexham: 12 miles • Shrewsbury: 21 miles





FARMHOUSE

A spacious 3 bedroom detached farmhouse constructed of brick walls under a tiled roof. The main house is two storeys with an attached garage. The location of the dwelling commands outstanding views from all aspects.

Please Note: The dwelling is subject to an Agricultural Occupancy Restriction.

The house is set in lawned and shrubbed gardens to the front and rear along with a patio area to the southern elevation. There is a large gravelled driveway to the front of the property which is accessed via gates from the minor council road.

ACCOMODATION COMPRISING:
(Measurements are approximate)

GROUND FLOOR

Hallways
Living room
Dining room
W/C
Kitchen/utility

Staircase leading to

FIRST FLOOR

Landing
Bathroom
Double bedroom with ensuite shower room and built in storage
Double bedroom with built in storage
Single bedroom

Floor Plan to follow

(For Illustration Purposes Only - Not to Scale)



THE FARMYARD AND AGRICULTURAL BUILDINGS

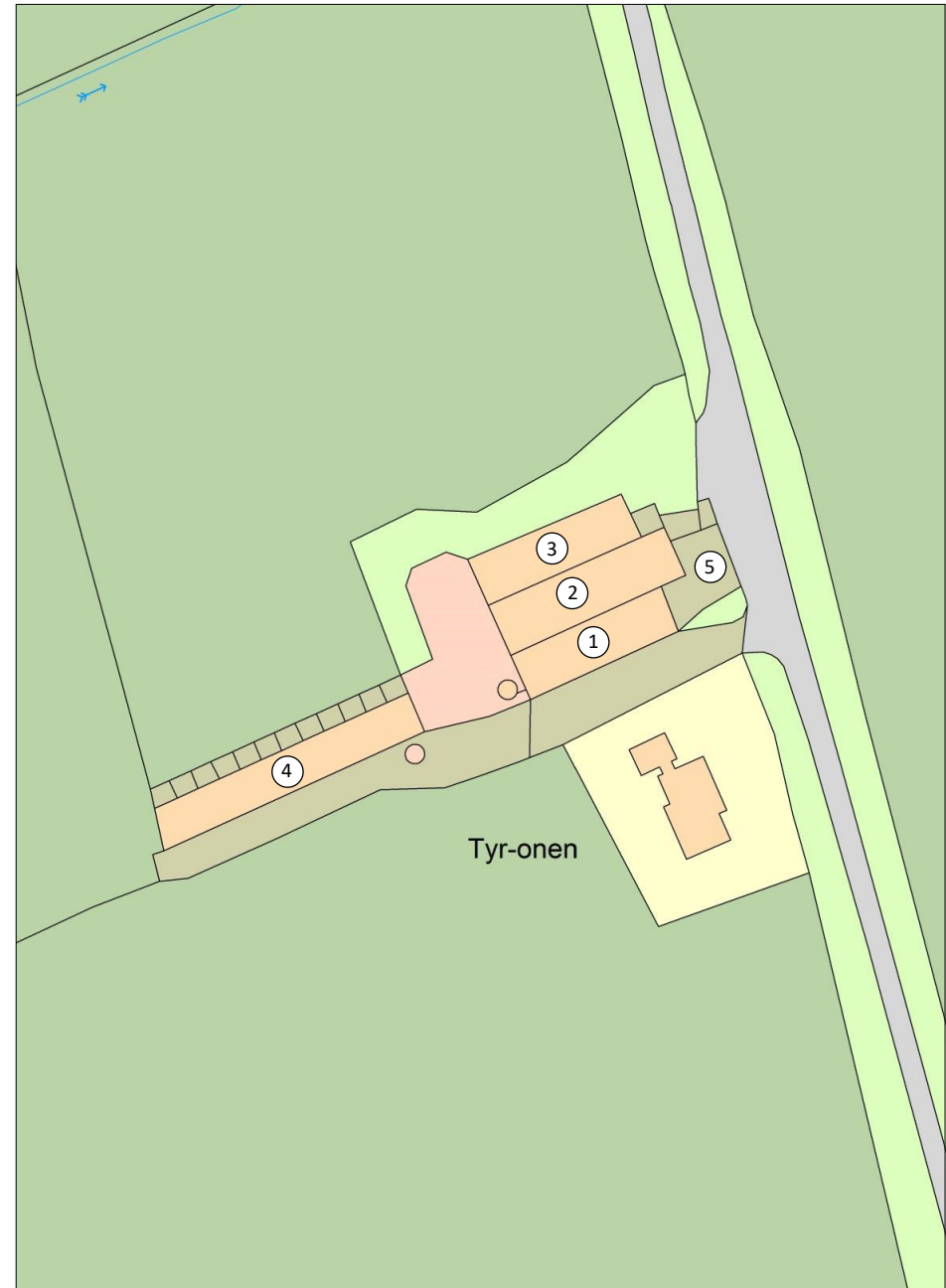
The farmyard has the benefit of a separate access from the minor council highway and comprises:

1. Former Pig Rearing Building - Concrete block walls under a monopitch Fibre Cement sheeting roof (21.66m x 6.44m)
2. Former Pig Rearing Building - Brick walls below a Fibre Cement sheeting roof with sliding door (25.79m x 7.41m)
3. Former Pig Rearing Building - Concrete block walls under a monopitch Fibre Cement sheeting roof (22.39m x 6.51m)
4. Concrete Pad - (37.71m x 5.50m)
5. Handling Area

THE LAND

The land extends to approximately 3.91 acres (1.58 ha) of grassland and is accessed via a field gate from the yard which is accessed from a track from the minor council highway. The land is flat in nature, and has a stock netting boundary with a mature hedgerow to three sides.

Please note: More land is available by separate negotiation. Please ask the Agent for further information.





SERVICES

Mains water, Mains electricity, Private septic tank drainage and oil fired central heating

House and buildings have a separate water and electricity supply.

METHOD OF SALE

Private Treaty

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONMENT SCHEMES

The farm is not subject to an agri-environment scheme.

BASIC PAYMENT SCHEME

The land has been registered for the BPS. Entitlements are available by separate negotiation.





General Services: Oil-fired central heating, Mains Water, Septic Tank drainage, Mains Electricity
Local Authority: Shropshire County Council
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..

What3words:

///absent.bluffs.radiates

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, SY21 7SQ

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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.