







Lot 1 - Sycamore Cottage, Barn and 5.46 acres, Pen-Y-Bont, Oswestry, SY10 9LR  
Guide Price £300,000

Sycamore Cottage is a lovely small holding situated within a peaceful location with stunning views over the surrounding countryside. The property comprises a grade II listed cottage which provides a wonderful opportunity for the purchaser to put their own stamp on a character property, a grade II listed stone and brick traditional barn offering a wide range of uses (subject to the relevant consents) and approximately 5.46 acres of agricultural land. The property has access over an old hardcore drive that has been grassed over. The property is situated in close proximity to the large village of Llansantffraid Ym Mechain with a garage, public houses, a primary school and convenience store. For a wider range of services, the market towns of Welshpool and Oswestry are in easy reach.





**DESCRIPTION**

Sycamore Cottage is a lovely small holding situated within a peaceful location with stunning views over the surrounding countryside. The property comprises a grade II listed cottage which provides a wonderful opportunity for the purchaser to put their own stamp on a character property, a grade II listed stone and brick traditional barn offering a wide range of uses (subject to the relevant consents) and approximately 5.46 acres of agricultural land. The property is situated in close proximity to the large village of Llansantffraid Ym Mechain with a garage, public houses, a primary school and convenience store. For a wider range of services, the market towns of Welshpool and Oswestry are in easy reach.

**FARMHOUSE**

The cottage is constructed of brick walls under a slate roof with two wooden front doors and sash windows throughout. This grade II listed cottage is bursting with character features throughout including exposed timber beams, an inglenook, and other traditional features.

**DINING ROOM**

10'2" x 6'6" (3.11 x 2.00)

**KITCHEN**

7'9" x 4'1" (2.37 x 1.27)

**W/C & SHOWER ROOM****RECEPTION ROOM**

10'11" x 11'8" (3.34 x 3.56)

**BEDROOM**

11'5" x 11'8" (3.49 x 3.56)

**BEDROOM/DRESSING ROOM**

10'7" x 11'8" (3.23 x 3.56)

**OUTSIDE**

The cottage is set in lawned and shrubbed cottage style gardens.

**TRADITIONAL BUILDING**

This beautiful traditional stone and brick building is also grade II listed and provides an excellent space for a wide range of alternative uses (subject to the relevant permissions if required).

**LAND**

The land extends to 5.46 acres and is split into a number of field enclosures. The property comprises mainly grassland, all suitable for grazing and mowing and is encompassed by a mature hedgerow and stock netting fence. There are water troughs located throughout the property connected to the mains water supply.

**GENERAL NOTES**

TENURE: Freehold with vacant possession on completion

SERVICES: Mains electricity, mains water and private well water supply and private drainage.

BROADBAND: Standard (3 Mbps download speed)

FLOOD RISK: Low flood risk

COUNCIL TAX BANDING: C

GRADE II LISTING :

SYCAMORE FARMHOUSE: Sycamore cottage was a small C19 estate farmhouse, which appears from the evidence of the Tithe Survey to have been newly established in c.1838; its land was then recorded as a smallholding in the estate of Sir Edward Kynaston bart, tenanted by Thomas Pritchard. It is remembered later as part of a smallholding based on five small caeau (probably unchanged from those in the Tithe Survey) in the Wynnstay estate. The house is still complete with its associated agricultural range and earth closet. A two-storey two window symmetrical cottage in local light red brickwork at front and at left, but in local quasi-rubble stonework at right and at rear, apart from quoins formed of brickwork. Large chimney at left with slated shoulders; the topmost courses of the stack have been rebuilt in Ruabon or similar bricks. Two lean-to secondary additions at right, in stonework with brick quoins. Slate roof. Boarded doors, small-pane timber windows. In the left unit there is a large hearth incorporating a hob wall with a very small (restored) cottage range. Above the hearth the soffit is formed of metal plates. In the central partition there is a boarded door with a Norfolk latch. In the right unit is a pine staircase with boarded soffit and side partition. To the right of this a partition separates the present kitchen, including a door with ventilation bars above. An exceptionally well preserved smallholding farmhouse with associated outbuildings.

OUTBUILDING AT SYCAMORE COTTAGE: Probably C19 and contemporary with Sycamore Cottage; the roof is supported on typical C19 king post trusses. A three-bay range at right-angles to Sycamore cottage and facing south to the cottage, with a pigsty at the east end. The three-bay range and the pigsty are both in uncoursed quasi-rubble stone with brick dressings and with slate roofs. Heck door to the left bay, ordinary boarded door to the middle bay, heck door the right bay. Small windows in the west gable end and in the rear wall. The left and right bays have stone pitched flooring and are for livestock; the left bay has marks of a former division into two stalls and the right bay has a sunken drain for excrement. The middle bay has a quarry tile paving and was for dairy or related purposes. The pigsty has a rough stone floor in the roofed part but the floor of its yard has been concreted over. A compact smallholder's outbuilding range for livestock shelter and dairy purposes, listed also for group value with Sycamore Cottage.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791336 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.



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





**Local Authority:** Powys County Council

**Council Tax Band:** C

**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:

What3words: ///shelved.spacing.sprains

### 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, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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.