



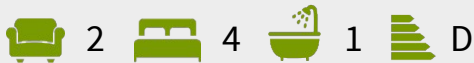
THE WILLOWS | PENYGARREG LANE

PANT | OSWESTRY | SY10 8JS



A detached family home offering excellent scope for modernisation and improvement, situated within generous gardens which extend to 0.36 ac and feature a range of outbuildings, idyllically positioned in a rural village convenient for Oswestry and Welshpool.

Offers in the region of £475,000



- Detached Family Home
- Over 1,100 sq ft
- Requiring Modernisation and Improvement
- Generous Gardens extending to 0.36 acres
- Range of Outbuildings
- Idyllic Rural Setting

DESCRIPTION

Halls are delighted with instructions to offer The Willows in Pant for sale by private treaty.

The Willows is a four-bedroom detached family home which now provides around 1,100 sq ft of generously proportioned living accommodation arranged across two-floors, all of which provides excellent potential for modernisation and improvement, with scope for extension (LA consent permitting).

The property stands within gardens and grounds extending, in all, to approximately 0.36 acres. A gravelled driveway leads to the house and provides ample parking, while broad areas of lawn are interspersed with mature trees, established shrubs and hedging, together with a garage, shed and further timber outbuildings offering useful space for storage or garden pursuits.



SITUATION

Pant is a highly regarded village occupying an attractive position close to the Welsh border, approximately 5 miles south of Oswestry. The village provides a selection of useful amenities, including a convenience store, public house and primary school, with a wider range of facilities available in nearby Llanymynech. Surrounded by beautiful countryside and within easy reach of scenic canal-side walks, the area offers an excellent balance of rural living and everyday convenience. The A483 provides excellent connections to Oswestry, Welshpool, Shrewsbury and the wider region.

SCHOOLING

Pant is particularly well placed for access to a range of highly regarded educational establishments. Primary education is available at Bryn Offa CE Primary School, while secondary schooling is provided by The Marches School in Oswestry. A number of highly regarded independent schools are also within convenient travelling distance, including Oswestry School, Moreton Hall and Ellesmere College.

THE PROPERTY

An entrance hall provides an inviting arrival point, with stairs rising to the first floor. The reception room is a comfortably proportioned space with room for a variety of seating arrangements, whilst the separate dining room offers ample space for a family dining table and provides a natural setting for entertaining.

The kitchen is positioned to the rear of the house which is fitted with a selection of wall and base units and adjoins the dining room. Beyond it, a useful utility area provides additional space for everyday household needs, alongside a ground-floor family bathroom. A rear porch offers further storage space and opens out to the garden, providing a convenient entrance after time spent outdoors.



Stairs rise to a first-floor landing where doors allow access into four comfortably sized bedrooms, each enjoying views across the much-noted open countryside which surrounds the home.

OUTSIDE

The Willows nestles within gardens which extend, in all, to around 0.36 acres; with mature, predominately lawned gardens encompassing the property and featuring ample parking for a number of vehicles, expanses of well-maintained lawns, and a range of mature hedging and floral beds.

A garage and a range of timber outbuildings provide useful space for storage, hobbies and garden pursuits. The mature trees and planting lend the property a pleasing sense of seclusion, whilst glimpses across the surrounding countryside towards the wooded hillsides beyond enhance its rural appeal.

DIRECTIONS

From our Oswestry office, proceed along Willow Street before turning left onto Welsh Walls. Follow the road around, turning left at the junction and then right at the traffic lights towards Morda. Continue through Morda and turn right upon reaching the bypass. Proceed along the A483 into the village of Pant, turn left onto Penygarneg Lane continue for 0.5 miles and the property will be found on the left-hand side, identified by a Halls "For Sale" board.

W3W

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SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. The property benefits from oil-fired central heating.



LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

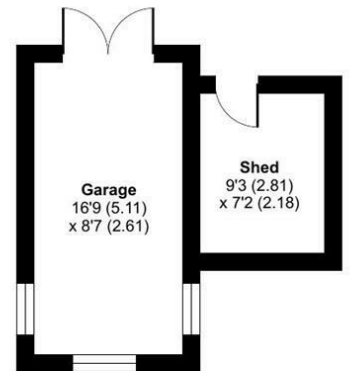
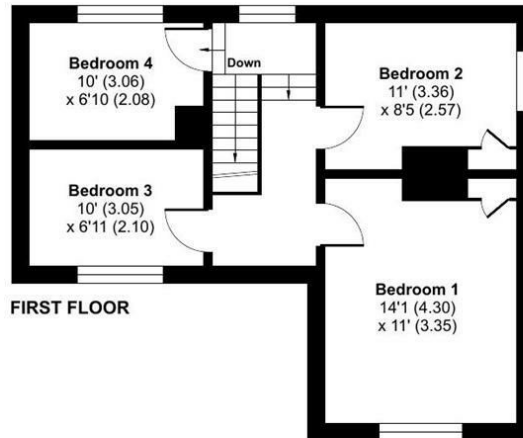
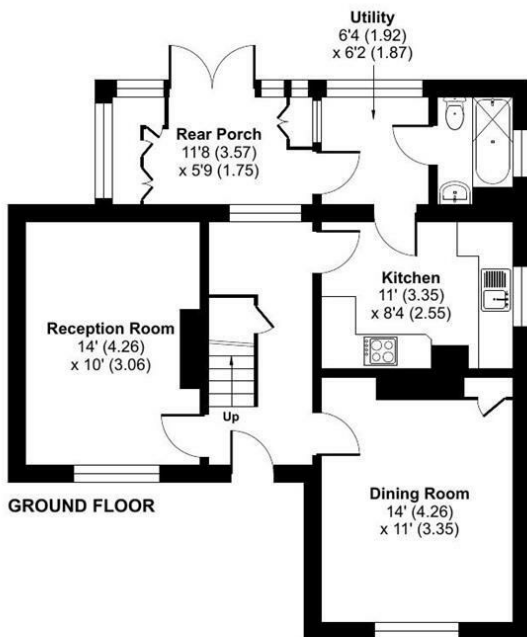
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

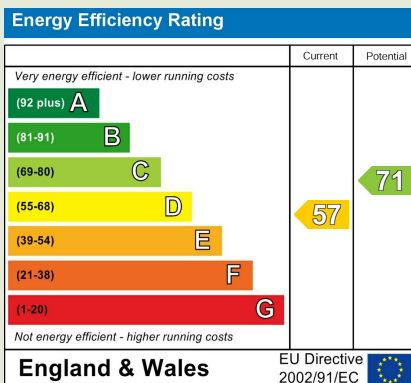
VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

Approximate Area = 1146 sq ft / 106.5 sq m
 Garage = 144 sq ft / 13.4 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 1356 sq ft / 126 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1525414



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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www.halls.gb.com



1. 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. 2. 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. 3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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