



FOR SALE

Guide Price £445,000

Saron Chapel, Craigllwyn, Nr Oswestry, SY10 9BH

An impeccably presented converted period chapel providing over 1,300 sq ft of stylishly appointed and carefully arranged living accommodation, alongside attractive gardens which offer panoramic views across open countryside and feature ample parking and a detached garden office, peacefully situated in an idyllic rural hamlet convenient for Oswestry.



FOR SALE

Oswestry (3.5 miles), Wrexham (17 miles), Shrewsbury (20 miles), Chester (28 miles).

All distances approximate



- **Converted Period Chapel**
- **Dating to circa 1850**
- **Beautifully Presented**
- **Carefully Crafted Open-Plan Living Space**
- **Ample Parking**
- **Gardens Boasting Elevated Views**

DESCRIPTION

Halls are delighted with instructions to offer Saron Chapel, Craigllwyn, nr Oswestry for sale by private treaty.

Saron Chapel is a particularly fine example of a converted country chapel. Believed to date to circa 1850, the living accommodation has been carefully crafted to now serve as a stylish and characterful family home, with, internally, the property now enjoying over 1,300 sq ft of tastefully presented and flexibly arranged rooms which marries the historic charm of the property's ecclesiastical heritage with a functional convenience ideal for day to day living.

The property nestles within generous gardens which rise to the rear and provide panoramic views across the open countryside which unfolds to the south, whilst comprising ample driveway parking for a number of vehicles, attractively arranged floral beds, and an elevated decked seating area which capitalises on the scenery beyond. Notably, the gardens also feature a bespoke timber outbuilding, currently utilised as a home office but with scope for a variety of onward usages.

SITUATION

Saron Chapel occupies a peaceful position within the rural hamlet of Craigllwyn, which lies broadly equidistant between the villages of Llansilin and Trefonen, which, together, provide a respectable range of day-to-day amenities, including Schools, Convenience Store, and Public Houses, whilst providing immediate access to a range of country lanes and public footpaths ideal for those with rambling or cycling interests. The thriving market town of Oswestry is positioned around three miles to the east and enjoys a more comprehensive array of amenities of all kinds, with the nearby county centres of Shrewsbury, Wrexham, and Chester all within commuting distance.

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including Ysgol Bro Cynllaith, Trefonen CofE Primary School, Morda CofE Primary School, The Marches School, Woodside Primary School, The Meadows Primary School, Oswestry School, Moreton Hall, Packwood Haugh, and Ellesmere College.

DIRECTIONS

Leave Oswestry to the south west via Trefonen Road, continuing for around 1.4 miles until a right-hand turn (signposted Llansilllin) leads on to a country lane. Proceed for a further 1.8 miles where the property will be situated on the right and identified by a Halls "For Sale" board.

W3W

//roadways.return.town

THE PROPERTY

The property is principally accessed from the east into an Entrance Porch formed from the traditional vestibule, this opening into a gloriously open-plan Living/Dining space featuring a multi-fuel burner and full-height vaulted ceilings with a range of exposed timbers, which afford the room a particularly light and spacious ambience.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



Positioned to the rear of the ground floor are two well proportioned Bedrooms, one with a window overlooking the front elevation and the second enjoying a door which exits to the rear, with both rooms served by a family Shower Room comprising an attractive white suite with walk in shower.

Slightly separated from the living space by a half-flight of stairs is a fully integrated and modernised Kitchen which boasts a stylish selection of base and wall units so designed to complement the rural nature of the property, with classical worktops and a breakfast bar, alongside double-opening doors which exit to the rear and allow the room a seamless transition to the external space.

Stairs continue to rise to a mezzanine galleried landing which presently serves as an office space with views over the ground floor, but which could readily serve as a fourth Bedroom or secondary Reception space. The Master Suite lies beyond the mezzanine and incorporates a spacious bedroom complemented by an En-Suite Bathroom and Dressing Room.

THE GARDENS

The property is situated within generous gardens which have been attractively landscaped to provide a wonderful accompaniment to this impressive home, with, beside the property, ample parking for a number of vehicles.

A rear door opens onto a decked area, this flanked to one side by rockery areas interspersed with mature planting and a productive cottage garden comprising a number of raised beds. The rear gardens culminate at an elevated paved area which perches above the property and provides panoramic views across the open farmland beyond, whilst representing an ideal space for outdoor dining and entertaining. A rear access leads onto a gravelled area offering opportunity for further parking.

OUTBUILDING

Situated at the crest of the gardens, and again enjoying fantastic views to the north, sits a versatile outbuilding of predominately timber construction, extending to around 160 sq ft and currently serving as a detached home office ideal for those working from home, but with scope for a variety of onward usages.

SERVICES

We understand that the property has the benefits of mains water and electricity. Drainage is to a private system.

TENURE

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

LOCAL AUTHORITY

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

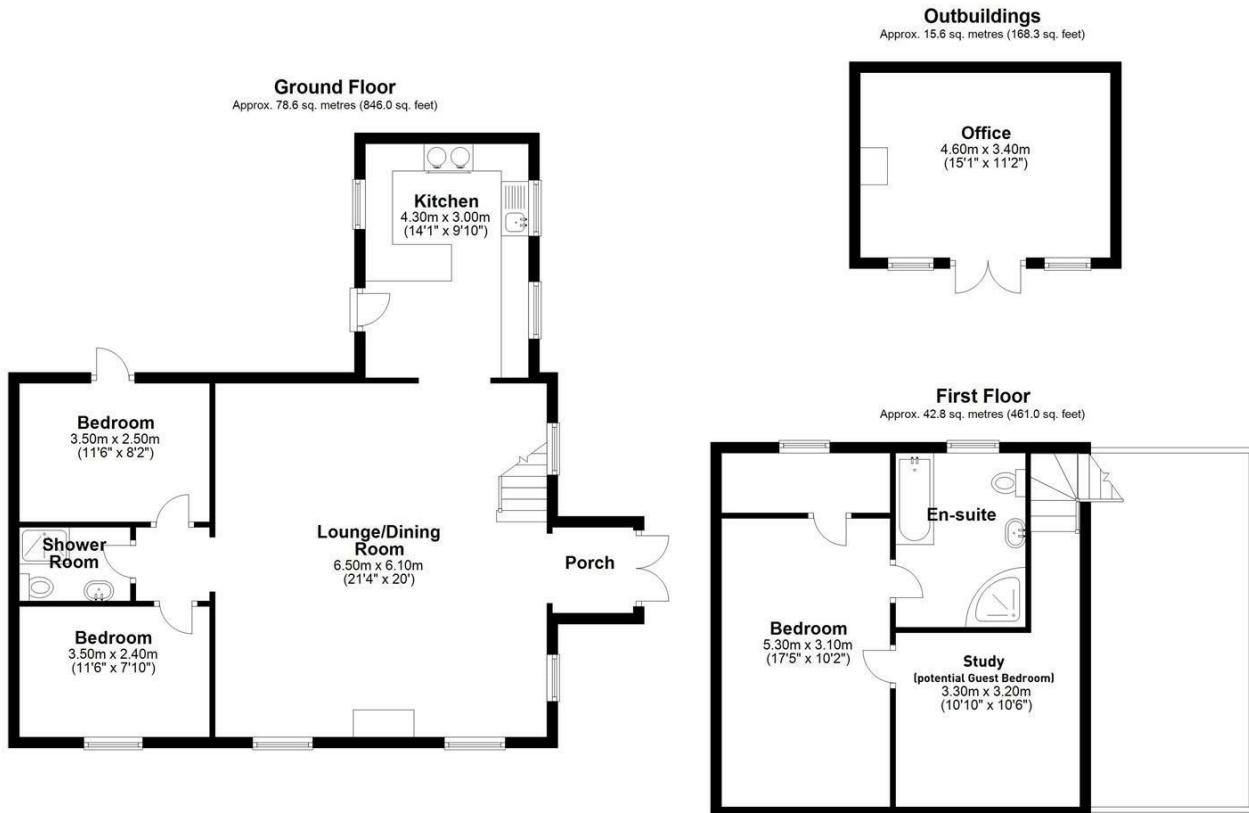
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (including 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

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

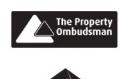
Energy Performance Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-B1) B	79	88
(B9-B0) C		
(D5-D8) D		
(D9-D4) E		
(G1-G4) F		
(G5-G8) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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