



# PEN Y PARC

MOELFRE | OSWESTRY | SY10 7QR





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Llansilin - approximately 3 miles | Oswestry 8 miles | Shrewsbury 27 miles | Chester 36 miles  
(all mileages are approximate)

A beautifully modernised character cottage with annexe accommodation, oak-framed porch, outbuildings, stabling and 4.5 acres near Moelfre Lake.

Beautifully modernised detached character cottage  
Yard with mains power/water and former schooling area  
Main cottage of approximately 1,482 sq ft plus 577 sq ft annexe  
Approximately 4.5 acres of gardens, paddocks and grounds  
Stabling, hay store, tack room, large workshop and garage



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Pen Y Parc is positioned in the peaceful rural hamlet of Moelfre, close to Llansilin and surrounded by attractive Powys/Shropshire border countryside. The setting is secluded yet accessible, with Moelfre Lake nearby. Llansilin provides local amenities including an organic produce shop and public house, while Oswestry offers shops, schools, cafes, restaurants and everyday services, together with access to the A5.

## ACCOMMODATION

Internally, Pen Y Parc offers beautifully presented accommodation arranged around a series of characterful rooms, each carefully updated while retaining the texture and individuality of the original cottage. The ground floor includes an oak-framed porch / boot room, a downstairs WC, and a welcoming dining room with library shelving, quarry tiled flooring, exposed beams and exposed stonework, creating a particularly attractive reception space.

A cosy sitting room sits alongside, with exposed ceiling timbers, traditional proportions and a wood-burning stove, while the conservatory / garden room connects the accommodation directly with the surrounding gardens and grounds.

The kitchen has been tastefully refitted in a country style with painted cabinetry, timber work surfaces, tiled detailing and complementary flooring, supported by a smart utility / boot room. The first floor provides attractive bedroom accommodation within the main cottage, together with bathroom facilities including both a separate bath and shower.

The overall finish is tasteful, practical and in keeping with the age of the home, making the cottage feel welcoming without losing its original rural character.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrlhccom 2026. Produced for Halls. REF: 1464191



In addition, the annexe accommodation provides excellent flexibility, including a kitchen / reception room, bedroom, store and mezzanine sleeping area, offering scope for guest accommodation, home working, multi-generational use or ancillary accommodation, subject to any necessary consents.

Across the main cottage, annexe, garaging and outbuildings, the floorplan records approximately 3,097 sq ft, creating a complete rural holding rather than a conventional village house.



## GARDENS

Pen Y Parc is set within approximately 4.5 acres of beautifully maintained gardens, paddocks and grounds, enjoying a wonderfully private position surrounded by unspoilt countryside and far-reaching rural outlooks. The cottage itself sits within established gardens comprising shaped lawns, mature trees and well-stocked borders together with a number of seating and entertaining areas positioned to take full advantage of the peaceful setting and views across the surrounding valley landscape towards Moelfre Lake.

The land and outbuildings provide excellent lifestyle, smallholding and equestrian appeal, offering a versatile arrangement of paddocks together with useful stabling, a hay store, tack room, substantial workshop, garage, carport and former piggery. The yard area benefits from mains power and water supply, making it particularly well suited for those with equestrian, hobby farming or workshop requirements. A further feature of the property is the disused former horse schooling area, which may offer potential for reinstatement as a ménage or training arena, subject to any necessary works and consents. Altogether, the grounds create a rare opportunity to enjoy an idyllic rural lifestyle within a truly picturesque setting, with the backdrop of Moelfre Lake and the surrounding countryside adding greatly to the property's overall character and appeal.

## SCHOOLING

Local schooling is available within the surrounding area, with secondary schooling at Llanfyllin and further state and independent options in Oswestry and beyond.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has mains water and electricity connected. Heating is provided by an oil-fired boiler and radiators, with secondary room heating / wood-burning stove. Drainage is via a modern sewage treatment plant. The yard benefits from mains power and water.

## LOCAL AUTHORITY

Powys County Council.

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

Please note, most satnav systems do not take visitors directly to Pen Y Parc, so these directions should be followed. From Oswestry, proceed via Mount Road and The Racecourse towards Rhydycroesau and Llansilin. In Llansilin, turn right opposite the church, passing the 4x4 garage. Take the second right signed Moelfre, then first left over the bridge; Pen Y Parc is on the right.

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## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



