



TYR ONNEN

HENGOED | OSWESTRY | SY10 7ES





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Oswestry 3 miles | Wrexham 12 miles | Shrewsbury 20 miles | Chester 24 miles
(all mileages are approximate)

A detached rural smallholding with circa 6.2 acres, useful outbuildings, rebuilt workshop/storage building and attractive countryside setting, subject to a broadened Agricultural Occupancy Condition.

Detached Rural Smallholding
Generously Proportioned Accommodation
Land extends to circa 6.2 acres
Versatile Array of Outbuildings with Potential
Idyllic Setting in the Shropshire Countryside



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Tyr Onnen is a substantial three-bedroom detached property providing over 1,500 sq ft of flexibly arranged living accommodation.

The property lies within land and gardens which extend, in all, to around 6.2 acres, set against a peaceful backdrop of rolling countryside. Complementing the home are a range of versatile outbuildings which offer excellent potential for a range of onward usages.

SITUATION

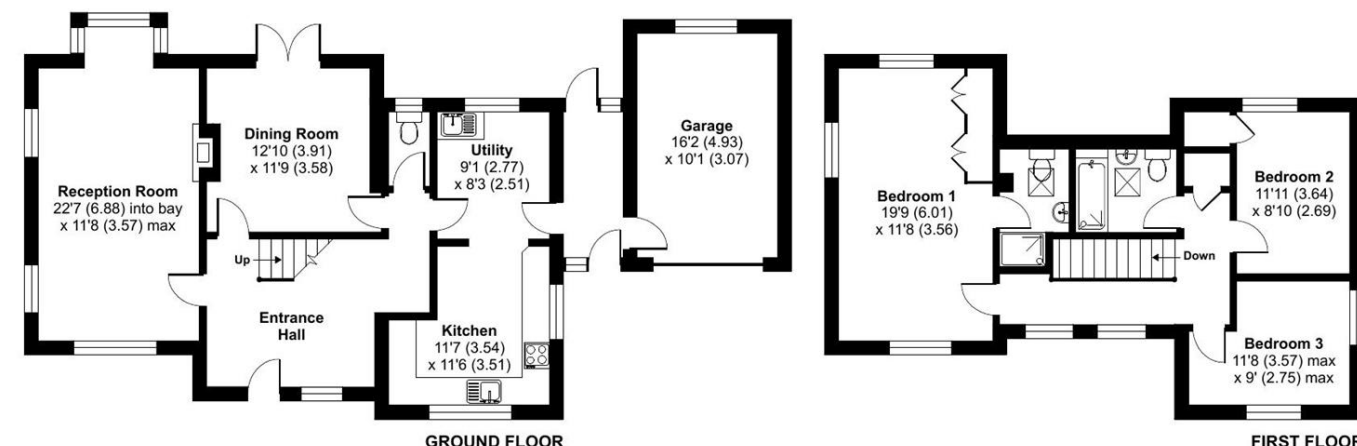
Tyr Onnen occupies a particularly pleasant semi-rural location within the popular village of Hengoed, which nestles amidst the attractive countryside of the Shropshire-Welsh borderlands and lies approximately three miles to the west of the historic market town of Oswestry, which, with a comprehensive range of shops, supermarkets, public houses, restaurants and recreational facilities, provides ample amenities for day-to-day living.

The neighbouring centres of Gobowen and Wrexham are positioned to the north, with Shrewsbury lying to the south-east and Chester to the north-east, each enjoying a broader range of commercial, educational and leisure amenities, while the surrounding road network provides convenient access throughout the region.

PROPERTY

The accommodation is arranged over two floors and provides a spacious, well-balanced layout ideally suited to modern family living.

The ground floor features an impressive principal reception room, offering a comfortable and inviting setting for relaxation and entertaining with ample space for seating arranged around a log fire. A separate dining room provides an attractive space for everyday meals and more formal gatherings, while the fitted kitchen is complemented by a generous utility room and cloakroom.



Approximate Area = 1502 sq ft / 139.5 sq m
Garage = 164 sq ft / 15.2 sq m
Outbuildings = 6204 sq ft / 576.4 sq m (excludes store)
Total = 7870 sq ft / 731.1 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). © nrichcom 2026. Produced for Halls. REF: 1520414



A staircase rises to the first-floor landing, with an airing cupboard and from where doors lead into three well-proportioned rooms, including a particularly generous principal bedroom with fitted wardrobes and a private en-suite bathroom.

The remaining bedrooms provide comfortable accommodation for family members or guests, with one equally suited for use as a dedicated home office if required. A well-appointed family bathroom completes the accommodation, while excellent natural light and attractive views across the gardens and surrounding countryside further enhance the sense of space throughout.



GARDENS

Tyr Onnen is approached through metal gates onto a generous driveway, which provides ample parking and leads to a single garage. The attractive gardens extend to the front and side of the property, comprising broad expanses of lawn, established trees, mature shrubs and well-defined boundary hedging. A paved terrace adjoins the dining room, providing an ideal space for outdoor seating and entertaining.

OUTBUILDINGS

A versatile range of traditional and former agricultural buildings which extend to over 6,200 sq ft lie to the right of the house, benefiting from separate road access. The range includes three former pig-rearing buildings of brick and concrete-block construction, together with a substantial concrete pad and handling area and a recently rebuilt workshop/storage building which provides useful additional space for machinery, equipment and general storage.

LAND

Lying immediately beyond the gardens, and benefitting from an independent road access, are two parcels of permanent grassland. The land is broadly flat and retained within established boundaries, making it ideal for those with equestrian or hobby-farming interests.



SCHOOLING

The property is conveniently placed for primary schools in Gobowen, Weston Rhyn and St Martins, secondary education at The Marches School, and respected independent schools including Oswestry School, Moreton Hall, Ellesmere College and Packwood Haugh.

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 the benefit of mains water and electric. Drainage is provided to a private system and the heating is oil-fired. The house and outbuildings benefit from separate mains water and electricity supplies. There is also a private water supply, which could be connected if desired.

N.B

Please note the property is subject to an agricultural occupation restriction.

DIRECTIONS

What3Words ///enchanted.fill.turntable

From Halls Oswestry Office, proceed towards Cross Street. Follow Church Street (B5069) as it bears left and becomes Willow Street (B4580). Turn right onto Oakhurst Road (B4579) and continue for approximately 1.3 miles. Turn right and proceed for approximately 1.5 miles, before turning right again. After approximately 0.2 miles, turn right onto Boss Lane where the property will be located on the



COUNCIL TAX & LOCAL AUTHORITY

Council Tax Band - D

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



