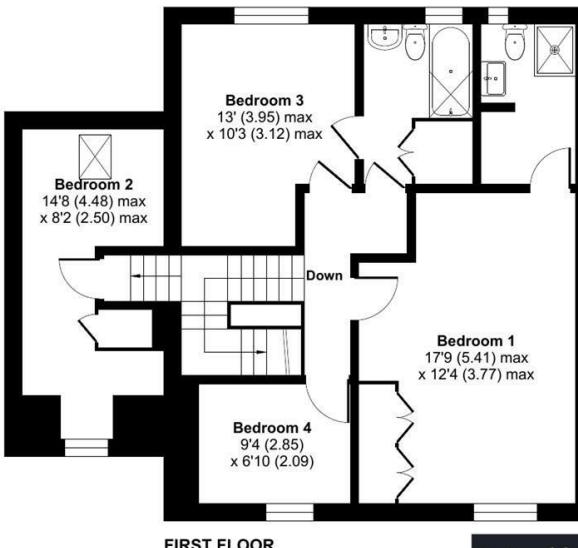


Approximate Area = 1554 sq ft / 144.4 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Total = 1679 sq ft / 156 sq m  
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 140274



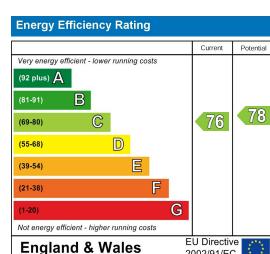
FOR SALE

Offers in the region of £375,000

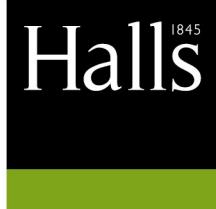
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Rating



An attractive four-bedroom detached country home, positioned within the village of Llansilin and enjoying far-reaching countryside views to the rear. The property features a reception room with fireplace, kitchen/dining room with conservatory, ample parking, an integral garage and a low-maintenance rear garden, all within easy reach of Oswestry.



01691 670320

**Oswestry Sales**  
 20 Church Street, Oswestry, Shropshire, SY11 2SP  
 E: [oswestry@hallsrb.com](mailto:oswestry@hallsrb.com)



Regulated by RICS

The Property  
OmbudsmanAPPROVED CODE  
TRADINGSTANDARDS.UK

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception  
Room/s

4 Bedroom/s

3 Bath/Shower  
Room/s

- **Attractive four-bedroom detached country home**
- **Characterful reception room with feature multi-fuel stove**
- **Fantastic open countryside views to the rear**
- **Ample gravelled off-road parking and integral garage**
- **Flexible layout including a study/home office**

**DESCRIPTION**

The Swallows is an attractive and well-proportioned four-bedroom detached country home, beautifully positioned within the sought-after rural village of Llansilin, enjoying far-reaching countryside views to the rear and benefiting from a number of environmentally friendly features.

The accommodation is entered via a welcoming reception hallway, leading through to a generous reception room which forms the heart of the home. This inviting space is centred around a feature multi-fuel stove, creating a warm and characterful focal point, ideal for both everyday living and entertaining. The kitchen/dining room provides excellent family space, with ample room for a dining table and direct access through to a conservatory, which enjoys pleasant outlooks over the rear garden and surrounding countryside.

Additional ground floor accommodation includes a useful study and utility area, providing flexibility for home working and practical day-to-day use.

To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom, together with family bathroom facilities arranged off the landing. The layout offers excellent versatility, suitable for families or those seeking adaptable accommodation.

Externally, the property occupies a generous plot with ample gravelled off-road parking and access to an integral garage. To the rear, the garden has been designed for low-maintenance enjoyment, incorporating paved and gravelled seating areas which take full advantage of the fantastic open countryside views, providing an ideal space for outdoor dining and relaxation.

Set within a picturesque village location yet within convenient reach of Oswestry and the wider border region, The Swallows combines character, space and an enviable rural outlook.

**OUTSIDE**

The property is approached via a gravelled driveway providing ample off-road parking and access to the integral garage. To the rear, the garden enjoys a particularly attractive open aspect with far-reaching countryside views, creating a lovely sense of space and privacy. The garden has been designed for ease of maintenance, incorporating paved and gravelled seating areas ideal for outdoor dining and entertaining, together with enclosed boundaries and established planting, making it an excellent space to enjoy the rural setting.

**SITUATION**

The Swallows occupies a pleasant rural position within the sought-after village of Llansilin, set amidst unspoilt countryside on the Shropshire-Welsh border. The village benefits from a community shop, village hall, public house and the well-regarded St Silin's Church, which sits at the heart of the village. A wider range of everyday amenities, independent shops and supermarkets can be found in the nearby market town of Oswestry. The area is renowned for its scenic landscape, providing excellent opportunities for walking, cycling and outdoor pursuits, with good road links allowing access to Oswestry, Welshpool and the surrounding border counties.

**DIRECTIONS**

From Oswestry, proceed out of town on the B4580 towards Llansilin, passing through the village of Rhydycroesau. On entering Llansilin, turn right opposite School Lane and continue for approximately 100 yards, where the property will be found on the right-hand side, set back from the road and clearly identified by a Halls for sale board.

**SERVICES**

Mains water, electricity and drainage are connected. Private gas supply for the cooker only. Oil-fired central heating. The property also benefits from solar-heated hot water, a rainwater harvesting system serving the toilets and washing machine, an EV charging point and full fibre broadband availability.

**W3W**

What3Words://coins.persuade.stability

**TENURE**

Freehold.

**COUNCIL TAX**

Band F.

**LOCAL AUTHORITY**

Powys County Council  
Telephone: 01597 826000  
Website: [www.powys.gov.uk](http://www.powys.gov.uk)

**SCHOOLING**

The area is served by a range of schooling options. Primary education is available in nearby villages, with pupils currently transported by Powys County Council to the nearest primary school in Llanrhaeadr following the closure of the village primary school in 2025.

Further primary and secondary education, including both state and independent options, is available in the nearby market town of Oswestry and the wider surrounding area, making the location suitable for families seeking a balance of rural living with accessible education provision.

**VIEWINGS**

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

**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.