



FOR SALE

Guide Price £215,000

Bank House Craigllwyn, Nr Oswestry, SY10 9BH

A substantial three-bedroom detached country bungalow situated within generous gardens which extend, in all, to around 0.26ac, peacefully located in an elevated position within a rural hamlet enjoying panoramic views of unspoilt countryside. An ideal location for a family, retirement or holiday home. The existing property could be restored. The site also benefits from full planning permission for a beautiful architect designed replacement home.



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

All distances are approximate



- **Detached Three-Bedroom Bungalow**
- **Scope for Comprehensive Modernisation**
- **PP for Substantial Replacement Dwelling**
- **Proposed Dwelling - 2368 sq ft**
- **Gardens ext. to approx. 0.26ac**
- **Idyllic Rural Hamlet Location**

DESCRIPTION

Halls are delighted with instructions to offer Bank House, Craigllyn, near Oswestry, for sale by private treaty.

Bank House is a substantial three-bedroom detached bungalow which enjoys over 1,200 sq ft of flexibly arranged and generously proportioned living accommodation, all now offering excellent potential for comprehensive modernisation.

For those seeking a more expansive project, the property benefits from full planning permission for the erection of a replacement dwelling which would provide almost 2,400 sq ft of carefully designed and elegantly arranged internal accommodation, ideal for family living

The property is enviably situated within expansive gardens which extend, in all, to around 0.26ac, with the elevated position affording far-reaching and breath-taking views across the unspoilt countryside beyond. The gardens, again, provide purchasers with superb potential for further landscaping whilst allowing for ample off-street parking.

SITUATION

Bank House perches majestically above the dramatically undulating landscape of the England/Wales border within the rural hamlet of Craigllyn, 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.

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THE BUNGALOW

Providing over 1,200 sq ft of generously proportioned living accommodation comprising a number of comfortably sized Reception Rooms and a fitted Kitchen, together with three double Bedrooms and a rear porch, all of which now offers excellent potential for modernisation.



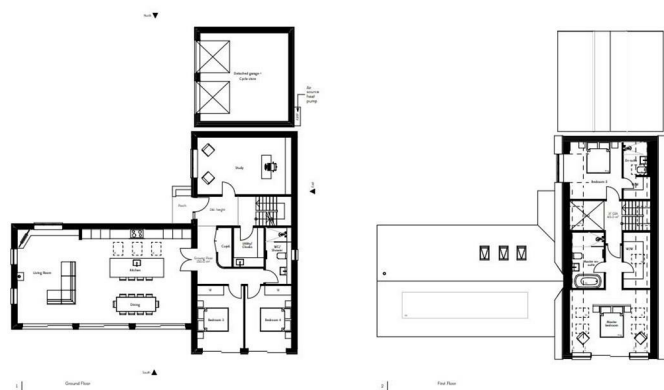
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Proposed layout



Proposed Site Plan

Key

--- Outline of existing dwelling to be demolished

THE BUNGALOW ACCOMMODATION

Reception hall

Living room: 6m x 4.1m

Kitchen/Breakfast room: 5.3m x 3.2m

Bathroom: 2.4m x 2m

Rear entrance hall

Rear porch

Bedroom one: 4.5m x 3.2m

Bedroom two/Study: 3.8m x 3.2m

Bedroom 3: 4.5m x 2.7m

THE REPLACEMENT DWELLING

The property enjoys full planning permission for the erection of a substantial replacement dwelling which would extend to almost 2,400 sq ft and comprise a selection of flexibly arranged rooms ideally suited to family living, with the ground floor featuring a gloriously open-plan living/dining/kitchen area complemented by a study, two bedrooms, and a shower room, together with, to the first floor, two further bedrooms, each with en-suites.

GARDENS

The gardens are a notable feature of the property and extend, in all, to around 0.26ac, with, to the rear of the property, ample parking for a number of vehicles. The front gardens gently slope to the south and offer panoramic vistas across the undulating and unspoilt landscape of this idyllic setting.

PLANNING PERMISSION

Full Planning Permission was approved on July 11th, 2024, for the 'Demolition of existing dwelling and erection of a replacement dwelling and associated works' under application number 24/01953/FUL.

AVAILABLE DOCUMENTATION

- Full Planning Permission document
- Proposed Plans & Elevations
- Proposed Site Plans
- Design & Access Statement
- Development Management Report
- Preliminary Bat Roost Assessment

SERVICES

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

COMMUNITY INFRASTRUCTURE LEVY

A CIL contribution may be applicable, however, those looking to carry out a 'self build' project can apply for an exemption to this charge.

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.

N.B.

The bungalow is of non-standard construction and, as such, interested parties are advised that traditional forms of lending may not be suitable.

VIEWINGS

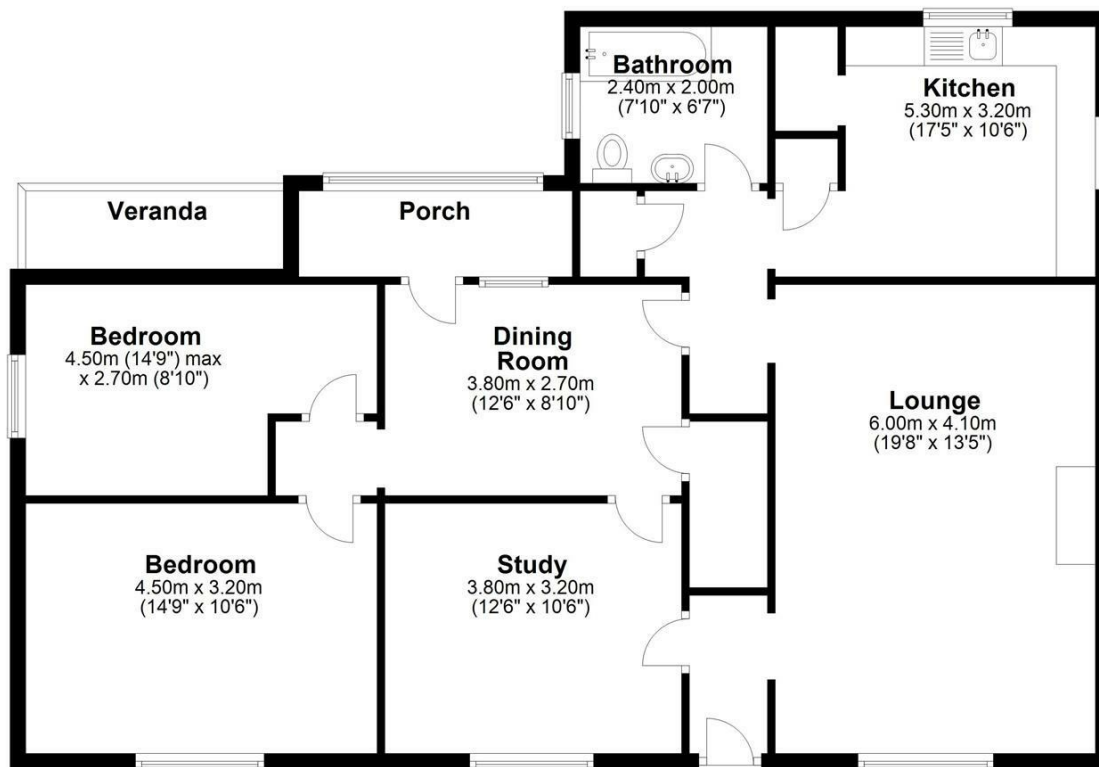
By appointment through Halls, The Square, Ellesmere, Shropshire.

FOR SALE

Bank House Craigllwyn, Nr Oswestry, SY10 9BH

Ground Floor

Approx. 113.6 sq. metres (1222.2 sq. feet)



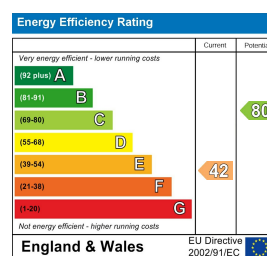
Total area: approx. 113.6 sq. metres (1222.2 sq. feet)

Bank House

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



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Ellesmere Sales

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