



THE SMITHY

CRAIGLLWYN I OSWESTRY I SY10 9BH





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Oswestry (3 miles) | Wrexham (18 miles) | Shrewsbury (21 miles) | Chester (30 miles)
all mileages are approximate

A CHARACTERFUL THREE-BEDROOM CONVERTED SMITHY
SET IN GENEROUS GARDENS WITH PANORAMIC VIEWS

Over 1,400 sq ft
Elegantly and Sympathetically Presented
Gardens ext to approx. 0.65ac
Versatile Timber Summerhouse
Panoramic Views



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The property is understood to have begun life in the 1700's as a smithy serving the needs of the local community but has, during the succeeding centuries, been reimagined, improved, and extended to now stand as a superb county home which offers over 1,400 sq ft of characterful living accommodation complemented by a range of traditional features.

The property nestles within generous gardens which extend, in all, to around 0.65ac and offer panoramic views to the south across unspoilt countryside. The gardens, as per the home, have been carefully landscaped to provide a delightful accompaniment to the home, whilst featuring a versatile timber Summerhouse ideal for a variety of usages.

SITUATION

The Smithy 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 comfortable commuting distance.

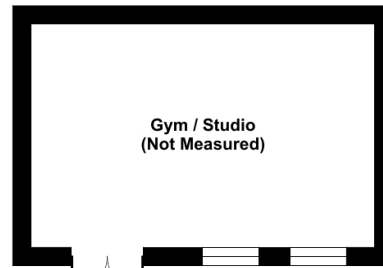
PROPERTY

The property is principally accessed via a front door which opens into a useful Entrance Hall, ideal for storing boots and coats following walks in the surrounding countryside and from where a door leads to the right into an impressively proportioned Sitting Room with stairs which rise to the first floor and ample space for furnishings arranged before windows which look to the south and a centrally positioned multi-fuel burner.

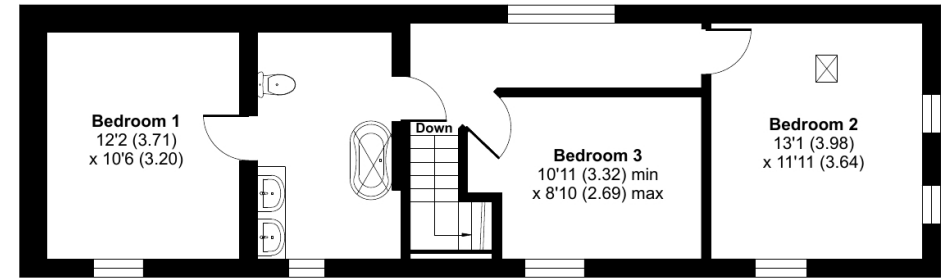


Approximate Area = 1429 sq ft / 132.7 sq m (excludes gym / garden studio)

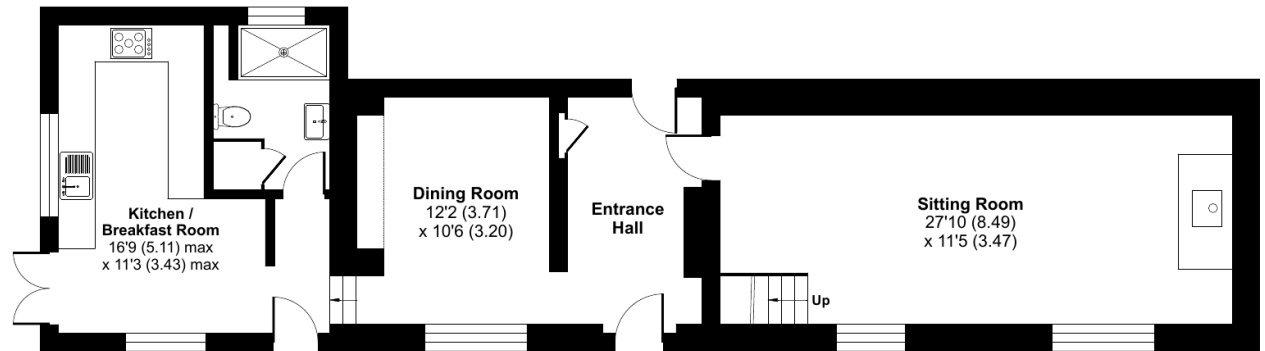
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1456259



Turning left from the Entrance Hall, one enters a versatile Dining Room, perfect for formal occasions or intimate family moments, and from where an inner Hallway connects the room, respectively, to a useful ground floor Shower Room with space for white goods, and a stylishly appointed Kitchen, the latter featuring a selection of sympathetically designed units with work surfaces over, alongside patio doors which exit directly onto the gardens.

Stairs rise to a first floor landing from where, to the right, doors allow access into two comfortably sized bedrooms, each enjoying elevated views across the scenery beyond.

To the left is an attractively presented Bathroom featuring a fitted suite, and a door which leads through to the principal Bedrooms.



GARDENS

The gardens of The Smithy are a particularly notable feature and extend, in all, to around 0.65 acres, whilst enjoying a desirable south-westerly aspect and rising to an elevation which allows them to capitalise on the bucolic nature of the setting and framing the property against the majesty of the unspoilt countryside which lies beyond. Ample driveway parking for a number of vehicles is situated at the northern perimeter of the property, from where a selection of paths meander through the especially well maintained gardens to culminate at their zenith at an expanse of lawn, having passed by a range of well stocked floral beds, mature planting, established trees, smaller parcels of lawn, and a dedicated growing area for fruit and vegetables served by three green houses.

Set immediately to the rear of the property is a gravelled area housing a woodshed/log-store and a useful covered area currently utilised as a workshop.

SUMMERHOUSE

Situated in a commanding position at the apex of the gardens and so placed as to capitalise on the views beyond is a substantial timber Summerhouse currently utilised as a home gym but with scope for a variety of onwards usages, be that as a home office or for use during inclement weather. The Summerhouse features a delight covered veranda which represent an ideal space for sitting out and appreciating the calibre of the setting.

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.

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.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – B

W3W

What3Words///uptake.squashes.clef

DIRECTIONS

Leave Oswestry to the south west via Trefonen Road, continuing for around 1.4 miles until a right-hand turn (signposted Llansillin) 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.



RIGHT 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.

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 hedges.

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.



