

THE WILLOWS | PENYGARREG LANE

PANT | OSWESTRY | SY10 8JS







A detached family home offering well-proportioned accommodation, set within generous gardens extending to approximately 0.36 acres, complemented by a range of outbuildings and enjoying an idyllic rural village setting within easy reach of Oswestry and Welshpool.

Offers in the region of £449,995





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- **Detached Well-Proportioned Period Family Home**
- **Stunning Countryside Location Overlooking the Montgomery Canal**
- **Generous Gardens Extending to 0.36 Acres**
- **Range of Outbuildings**
- **Idyllic Rural Setting**
- **Over 1,100 sq ft**

DESCRIPTION

Halls are delighted with instructions to offer The Willows in Pant for sale by private treaty.

The Willows is a four-bedroom detached family home offering approximately 1,100 sq ft of well-proportioned accommodation arranged over two floors, providing a versatile layout ideally suited to family living, with scope for extension, subject to the necessary consents.

The property stands within gardens and grounds extending, in all, to approximately 0.36 acres. A gravelled driveway leads to the house and provides ample parking, while broad areas of lawn are interspersed with mature trees, established shrubs and hedging, together with a garage, shed and further timber outbuildings offering useful space for storage or garden pursuits.

SITUATION

Pant is a highly regarded village occupying an attractive position close to the Welsh border, approximately 5 miles south of Oswestry. The village provides a selection of useful amenities, including a convenience store, public house and primary school, with a wider range of facilities available in nearby Llanymynech. Surrounded by beautiful countryside and within easy reach of scenic canal-side walks, the area offers an excellent balance of rural living and everyday convenience. The A483 provides excellent connections to Oswestry, Welshpool, Shrewsbury and the wider region.

SCHOOLING

Pant is particularly well placed for access to a range of highly regarded educational establishments. Primary education is available at Bryn Offa CE Primary School, while secondary schooling is provided by The Marches School in Oswestry. A number of highly regarded independent schools are also within convenient travelling distance, including Oswestry School, Moreton Hall and Ellesmere College.

THE PROPERTY

An entrance hall provides an inviting arrival point, with stairs rising to the first floor. The reception room is a comfortably proportioned space with room for a variety of seating arrangements, whilst the separate dining room offers ample space for a family dining table and provides a natural setting for entertaining.

The kitchen is positioned to the rear of the house which is fitted with a selection of wall and base units and adjoins the dining room. Beyond it, a useful utility area provides additional space for everyday household needs, alongside a ground-floor family bathroom. A rear porch offers further storage space and opens out to the garden, providing a convenient entrance after time spent outdoors.





Stairs rise to a first-floor landing where doors allow access into four comfortably sized bedrooms, each enjoying views across the much-noted open countryside which surrounds the home.

OUTSIDE

The Willows nestles within gardens which extend, in all, to around 0.36 acres; with mature, predominately lawned gardens encompassing the property and featuring ample parking for a number of vehicles, expanses of well-maintained lawns, and a range of mature hedging and floral beds.

A garage and a range of timber outbuildings provide useful space for storage, hobbies and garden pursuits. The mature trees and planting lend the property a pleasing sense of seclusion, whilst glimpses across the surrounding countryside towards the wooded hillsides beyond enhance its rural appeal.

DIRECTIONS

From our Oswestry office, proceed along Willow Street before turning left onto Welsh Walls. Follow the road around, turning left at the junction and then right at the traffic lights towards Morda. Continue through Morda and turn right upon reaching the bypass. Proceed along the A483 into the village of Pant, turn left onto Penygarreg Lane continue for 0.5 miles and the property will be found on the left-hand side, identified by a Halls “For Sale” board.

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SERVICES

We understand that the property has the benefits of mains water, electricity and drainage. The property benefits from oil-fired central heating.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' D ' on the Shropshire Council Register.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

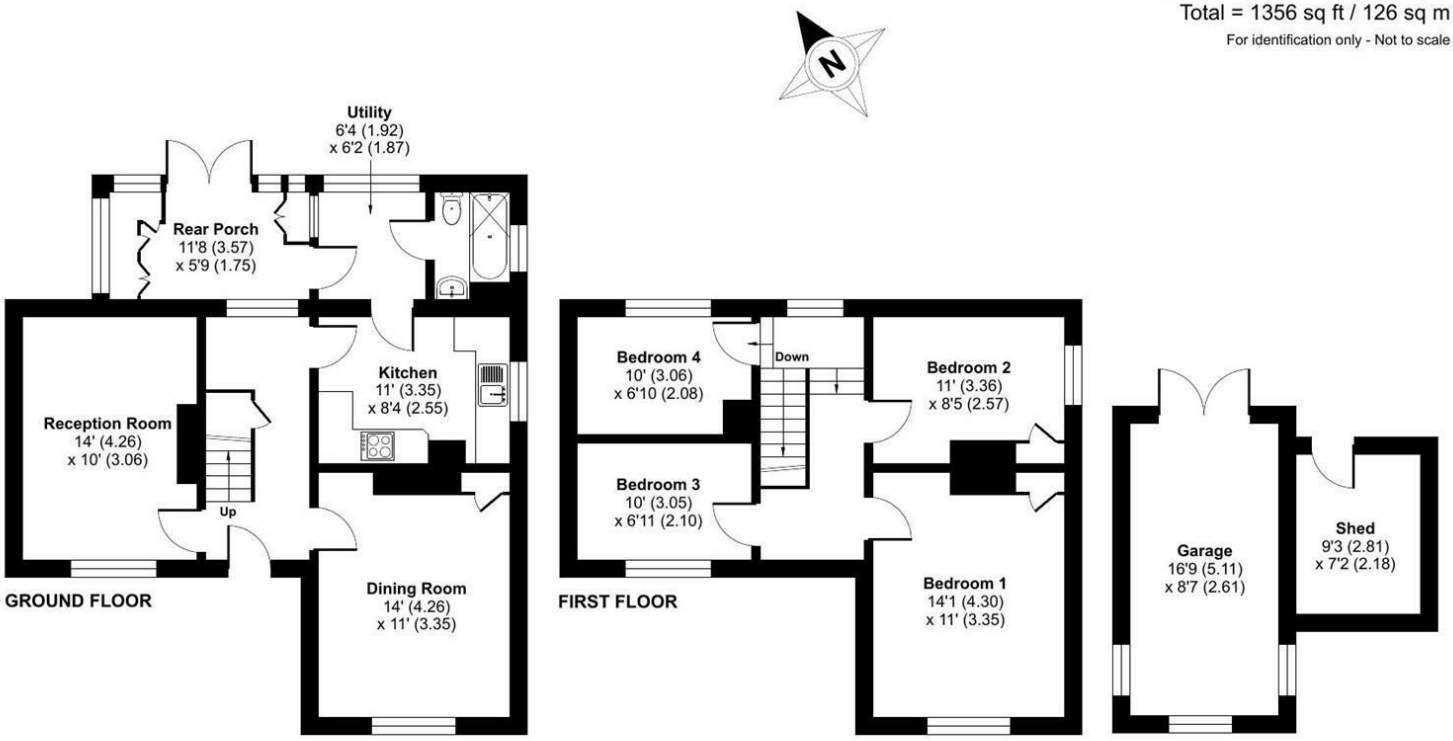
ANTI-MONEY LAUNDERING (AML) CHECKS

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 (plus 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.

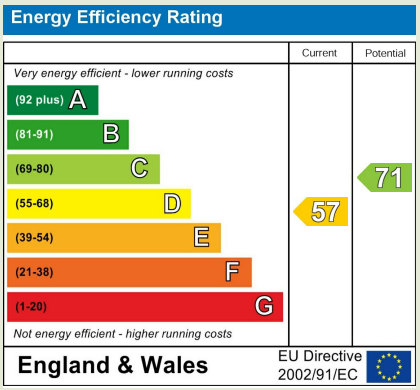
VIEWINGS

Strictly by prior appointment through the selling agents, Halls, Oswestry Office.

Approximate Area = 1146 sq ft / 106.5 sq m
Garage = 144 sq ft / 13.4 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 1356 sq ft / 126 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: 1525414



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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