





**The Engine House Nantmawr, Oswestry, SY10 9HJ**  
**Asking Price £350,000**

The Engine House is a detached stone house being set within a beautiful location less than 500 metres from Offa's Dyke National Trail path on the English/Welsh border. Formerly a bunk house offering back packers and walkers accommodation, the current owners have turned this into a residential property leaving scope for improvement. In brief the accommodation affords entrance hall, opening plan living/dining room, kitchen, two bedrooms and two bathrooms. Externally there is ample parking and turning area, garden and a paddock. The plot in total is approximately 1.59 acres (0.64 hectares), or thereabouts.



**ENTRANCE HALL**

With part glazed door to the front, quarry tiled flooring, exposed stone walling, radiator and stairs leading off to the first floor.

**LIVING ROOM**

24'6" x 17'10" (7.47 x 5.44)

This delightfully spacious room has high ceilings and retaining original character features. There are two windows to the front, patio doors to the front, tiled flooring, vaulted ceiling, radiator, exposed beams, exposed stonework, long burner stove, wall lights and door to the side. Opening into;

**KITCHEN**

12'8" x 9'11" (3.86 x 3.02)

The current owners were going to open up the kitchen into the living area to make the room all open plan. With base and wall units with worksurfaces over, tiled flooring, range cooker, one and a half stainless steel sink and drainer unit with mixer tap over, plumbing for dishwasher and space for fridge/freezer. Door into;

**UTILITY**

13'3" x 6'6" (4.04 x 1.98)

With a window to the side, one and a half sink and drainer unit with mixer tap, wash hand basin, plumbing for washing machine, tiled flooring, base unit and storage cupboard off.

**BEDROOM ONE**

17'2" x 15'1" (5.23 x 4.6)

Spacious room with a window to the front and side, French doors to the side leading onto the garden area, exposed stone walling, quarry tiled flooring and radiator.

**BATHROOM**

With three wash hand basins on a vanity unit, vinyl flooring and radiator, shower room off, W/C off and radiator.

**FIRST FLOOR****BEDROOM TWO**

17'1" x 16'11" (5.21 x 5.16)

Another generously sized bedroom could potentially be split into two rooms, subject to necessary consents. With window to the front and side elevations, exposed stone work and radiator.

**BATHROOM TWO**

This second bathroom comprises of three wash hand basins on vanity unit, vinyl flooring, and radiator. Wet room off with shower, W/C, wash hand basin, fully tiled walls, radiator, flooring and extractor fan.

**GARDENS**

To the side of the property there is a patio and sitting area. To the other side there is car parking providing parking for several cars and turning area.

**REAR GARDEN**

The gardens and land that surround the property are mainly planted with trees.

**PADDOCK**

A gate opposite the property gives access to the paddock which as we understand extends to approximately 1.25 acres (0.50 hectares) in total and has planted woodland area and the septic tank serving the property.

**NOTE**

We believe the roof has not met planning permissions and these would need to be rectified.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water services are connected. There is oil central heating and a private septic tank drainage supply. We understand the Broadband Download Speed is: Basic 24 Mbps & Superfast 900 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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# Floor Plan

(not to scale - for identification purposes only)



Total area: approx. 171.2 sq. metres (1843.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

## General Services:

**Local Authority:** Shropshire County Council

**Council Tax Band:** C

**EPC Rating:** G

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

From Oswestry proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road towards Nantmawr, and turn right onto Quarry lane. Follow the lane along where the property will be found on the right hand side.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.