

Roger Parry & Partners

5 Old Station Yard, Pen-Y-Bont, Oswestry, SY10 9JH





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Offers In The Region Of £695,000

Set within an exclusive development of just five detached homes on the edge of the picturesque village of Pen-Y-Bont, this impressive four-bedroom family residence enjoys far-reaching views across the surrounding countryside. The well-presented accommodation comprises an inviting entrance hall, spacious living room, contemporary kitchen/dining room, home office, cloakroom/WC and utility/boiler room to the ground floor. To the first floor, a generous landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom. Externally, the property continues to impress with a substantial driveway providing ample off-road parking, a detached two-storey double garage featuring a large first-floor storage room, and extensive wrap-around gardens that make the most of the stunning rural setting.





















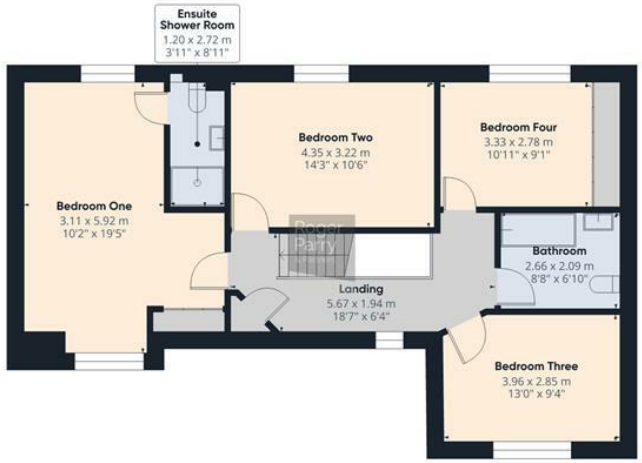




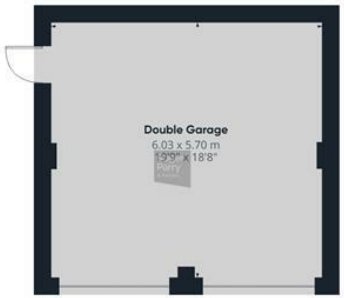
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2

Roger Parry & Partners

Approximate total area(1)

232.6 m²

2503 ft²

Reduced headroom

19.7 m²

212 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

LOCATION
Old Station Yard, Pen-y-Bont, SY10 9JH enjoys an attractive rural setting in the small hamlet of Pen-y-Bont, positioned between Oswestry and Welshpool on the Shropshire and Mid Wales border. Surrounded by open countryside and farmland, the location offers a peaceful village atmosphere whilst remaining conveniently connected to a range of amenities and services.

The thriving market town of Oswestry, approximately 8 miles away, offers an extensive selection of independent shops, supermarkets, restaurants, leisure facilities and both primary and secondary schools. To the west, Welshpool provides additional shopping and transport links.

ENTRANCE HALL
15'4" x 3'9" (4.67m x 1.14m)
A welcoming entrance hall featuring tiled flooring with underfloor heating, staircase rising to the first floor, recessed ceiling lighting and doors leading to:

LIVING ROOM
13'3" x 17'11" (4.04m x 5.47m)
The spacious living room is entered via a glass-panelled internal door from The Steel Door Company and is flooded with natural light from uPVC windows at the front and side, with a large uPVC patio window with double doors at the rear leading out to a paved patio area outside. The room also benefits from a fireplace with a multi-fuel burner and a tiled flooring with underfloor heating.

KITCHEN/DINING ROOM
12'11" x 26'1" (3.96m x 7.96m)
The superb open-plan kitchen, dining and family room forms the heart of the home, providing an exceptional space for modern family living. Featuring tiled flooring with underfloor heating throughout, this versatile room is ideal for everyday family life, entertaining guests or simply relaxing together.

The contemporary kitchen is beautifully appointed and flooded with natural light from a uPVC window to the front elevation, whilst a uPVC patio window and double doors to the rear provide direct access to the paved patio and gardens beyond. Fitted with an extensive range of eye and base level units, together with a full-height storage cupboard, the kitchen also incorporates a breakfast bar, Belfast sink with Quooker multifunction tap, and a Rangemaster electric range cooker with ceramic hob and extractor canopy over.

Stylish steel-framed glazed doors from The Steel Door Company create an attractive connection with the entrance hall and utility room, enhancing both the character and practicality of this impressive family space.

UTILITY
5'3" x 12'2" (1.62m x 3.73m)
The utility room is fitted with a uPVC window to the side elevation and a uPVC door providing access to the rear garden, with tile flooring and underfloor heating. This useful space also benefits from a fitted worktop with inset sink and mixer tap, space beneath for a washing machine and tumble dryer, a storage cupboard and a door leading through to the boiler room.

HOME OFFICE
11'1" x 10'6" (3.40m x 3.22m)
A versatile reception room featuring a continuation of the tiled flooring with underfloor heating, uPVC window overlooking the rear garden, ceiling light point and ample space for use as a home office, playroom or additional sitting room.

WC
3'10" x 5'3" (1.18m x 1.62m)
The cloakroom is fitted with a tiled flooring and underfloor heating, a close-coupled WC and vanity unit incorporating a wash hand basin, uPVC window to the rear elevation, part-tiled walls and recessed spot lighting.

FIRST FLOOR
A spacious landing area featuring a tall radiator, recessed spot lighting, built-in storage cupboard and a uPVC window to the front elevation, allowing for plenty of natural light. Doors lead to all bedrooms and the family bathroom.

BEDROOM ONE
10'2" x 19'5" (3.11m x 5.92m)
Principal bedroom, a generous double room featuring built-in wardrobes, uPVC windows to both the front and rear elevations allowing for excellent natural light, radiator and two ceiling light points. Door leading through to the en-suite shower room.

EN SUITE SHOWER ROOM
3'11" x 8'11" (1.20m x 2.72m)
En-suite shower room fitted with a walk-in shower enclosure featuring tiled walls and a stylish glass and steel-framed door, close-coupled WC and wash hand basin. Skylight window providing natural light, extractor fan, recessed spot lighting and a radiator.

BEDROOM TWO
14'3" x 10'6" (4.35m x 3.22m)
Double bedroom with a uPVC window overlooking the rear garden, radiator and ceiling light point, providing comfortable and well-proportioned accommodation.

BEDROOM THREE
12'11" x 9'4" (3.96m x 2.85m)
Double bedroom with uPVC window to the front, radiator and ceiling light point.

BEDROOM FOUR
10'11" x 9'1" (3.33m x 2.78m)
Double bedroom featuring a range of fitted wardrobes to one wall, uPVC window overlooking the rear garden, radiator and ceiling light point. A spacious and well-appointed room offering excellent built-in storage.

BATHROOM
8'8" x 6'10" (2.66m x 2.09m)
Family bathroom fitted with a contemporary suite comprising a panelled bath with shower and screen over, close-coupled WC and wash hand basin. Complemented by part-tiled walls, skylight window, radiator, extractor fan and ceiling light point. A bright and practical family bathroom serving the first-floor accommodation.

EXTERNAL

GARAGE, STORAGE AND PARKING
19'8" x 18'1" (6.01m x 5.53m)
Detached double garage with electric doors opening onto the driveway, pedestrian door from the rear garden and benefiting from power and lighting. The current owners have enhanced the space by installing a pull-down ladder providing access to a boarded loft area, offering excellent additional storage.

GARDENS
The wrap-around gardens are predominantly laid to lawn and are enclosed by attractive wrought iron

fencing, creating an open outlook that complements the surrounding countryside. A pathway leads to the front entrance, whilst a paved patio area to the rear provides an ideal space for outdoor dining and entertaining. The rear garden is enclosed by fencing with gated access, offering a good degree of privacy and a secure environment for families and pets.

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 are connected. Heating and hot water is provided by LPG and drainage is via a waste treatment plant. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 1800 Mbps. Mobile Service: Variable indoor and variable to good outdoor, depending on the service provider. We understand the Flood Risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

MANAGEMENT COMPANY
The house is served by a private road and a sewage treatment plant which are both owned by a management company. Each of the five properties in Old Station Yard have an equal share in the company and there are five directors, one from each household. The modest costs of running and maintaining the sewage treatment plant are shared equally: the current contributions from each household are set at £150 per 6 months. The road was surfaced to a high standard in 2025 and it is not anticipated that any maintenance will be required for some considerable time.

COUNCIL TAX BANDING
We understand the council tax band is F. 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.







General Services:

Local Authority: Powys County Council
Council Tax Band: F
EPC Rating: C
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:

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 subjective 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 t o 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 s hould 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 b een 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.