



Wernddu Fawr , Llanrhaedr

Oswestry

Offers in the Region of
£679,950



WOODHEAD
OSWESTRY SALES & LETTINGS

exp[®]

Bedrooms: 5

Bathrooms: 3

Receptions: 3

Woodhead Sales and Lettings are delighted to present this impressive five-bedroom Welsh Long House, thoughtfully updated and extended, boasting character features and set within approximately three acres of land with far-reaching valley views. This unique property offers an exceptional opportunity for those seeking a tranquil rural lifestyle with versatile living arrangements, including a ground-floor annex awaiting its finishing touches.

Accessed via a secure gated entrance leading to an extensive private driveway, the property provides ample parking for numerous vehicles. This home benefits from sustainable biomass heating and solar panels, complemented by three log burners and underfloor heating in the dining room, ensuring warmth and efficiency throughout the seasons.

Step inside through the UPVC door with glass panel inserts into a welcoming **entrance hall** (1.539m x 1.439m). This space features decorative tiled flooring, practical built-in shoe rack cupboards, and a radiator, providing a warm introduction to the main living areas.

The ground floor offers three distinct reception rooms, each with its own inviting character.

The bright and adaptable **playroom** (3.382m x 4.032m) at the front of the property features oak flooring and window sills, perfect for a variety of uses.

The generously sized **sitting room** (6.295m x 4.231m) boasts dual front and rear aspect windows, exposed beams, oak flooring, and a substantial log burner set in a large hearth, creating an inviting atmosphere for relaxation and socialising.

A comfortable **snug** (3.608m x 4.526m) also offers dual front and rear aspect windows, exposed beams, oak flooring, and a log burner set in a traditional fireplace, ideal for quiet evenings.

The heart of the home is the well-appointed **kitchen** (3.588m x 5.838m), featuring front aspect windows with slate sills, oak flooring, and a comprehensive range of eye and base units. It includes a 1½ bowl sink with mixer tap, a Kitchener cooker with a 6-ring hob, and space for a fridge freezer and dishwasher, making it a joy for any home chef.

A gentle step down leads into the impressive **dining room** (5.906m x 3.356m), a bright space designed for entertaining. It features front aspect bi-folding doors that open to the outside, side aspect windows, an exposed oak A-frame, a log burner, and slate flooring with comfortable underfloor heating.

A practical **utility room** (2.435m x 4.99m) offers rear aspect windows, a side entrance door, coat hooks, tiled flooring, a range of base units, a sink unit with mixer tap, and space for a fridge freezer and washing machine.

This room also provides access to a convenient **quest cloakroom** (1.688m x 2.148m)





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Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

<https://www.woodheadsalesandlettings.com/>



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