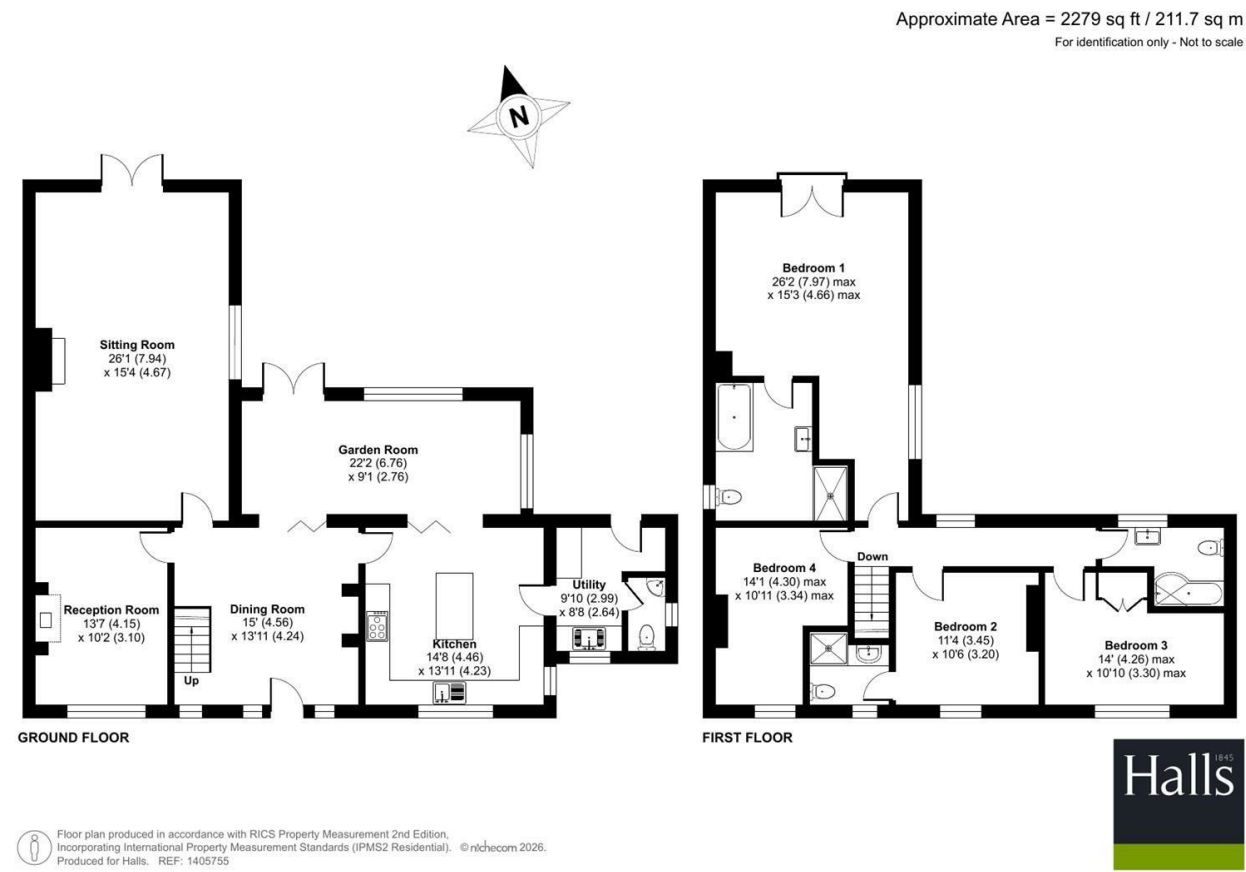


FOR SALE

Bodwela Cottage Pant, Oswestry, SY10 8JY



FOR SALE

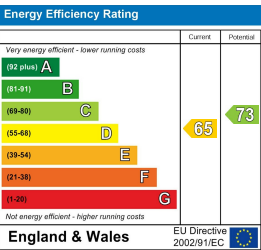
Auction Guide Price £140,000

Bodwela Cottage Pant, Oswestry, SY10 8JY

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



***FOR SALE BY PUBLIC AUCTION - FRIDAY 27TH FEBRUARY 2026*
AUCTION GUIDE PRICE: £140,000 - £160,000.

Bodwela Cottage is a substantial four-bedroom detached home occupying an enviable plot of approximately 1 acre. Located on the outskirts of Pant, the accommodation is well-proportioned, with several rooms already completed and additional areas offering excellent scope for personalisation. Externally, the generous grounds provide ample space for parking, gardens and further potential, subject to the necessary consents.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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3 Reception Room/s



4 Bedroom/s



4 Bath/Shower Room/s



- **Substantial four-bedroom detached home offering generous accommodation**
- **Outstanding potential to complete and create a superb family home**
- **Set within approximately 1 acre, enjoying uninterrupted countryside views**
- **Ample off-road parking with space for multiple vehicles**
- **Significant value-add potential once works are completed**

DESCRIPTION

Bodwela Cottage is a substantial four-bedroom detached home extending to approximately 2,279 sq ft, occupying an attractive plot of around 1 acre. The property is approached via a gated entrance and enjoys a particularly appealing position backing onto the canal, with uninterrupted open views beyond.

The accommodation is arranged over two floors and offers generous, well-proportioned rooms throughout. The ground floor provides a range of reception and living spaces, including several rooms already finished to a good standard, complemented by further areas offering excellent scope for improvement and personalisation. The layout is well suited to family living, with flexibility for entertaining, home working or future reconfiguration.

The property benefits from two log-burning stoves, adding warmth and character, while a number of rooms enjoy attractive outlooks across the surrounding grounds and countryside. To the first floor are four bedrooms, providing comfortable accommodation with further potential to enhance and modernise.

Overall, Bodwela Cottage represents an excellent opportunity to create a substantial and individual home, combining privacy, outlook and significant potential within a highly regarded village setting.

Externally, the property offers ample parking, generous garden space and a traditional brick outbuilding, all providing excellent scope for enhancement. Overall, Bodwela Cottage presents a rare opportunity to acquire a sizeable home with privacy, outlook and significant potential in a highly regarded village location.

SITUATION

Bodwela Cottage occupies an attractive position within the sought-after village of Pant, on the edge of Oswestry, enjoying a pleasant setting alongside the Llangollen Canal and open countryside beyond. The village offers a range of everyday amenities including a convenience store, public house, primary school and active community, while a wider selection of shops, supermarkets, schooling and leisure facilities can be found in the nearby market town of Oswestry.

The area is well regarded for its scenic surroundings, with excellent opportunities for walking, cycling and canal-side pursuits, together with easy access to the surrounding Shropshire countryside and the Welsh borders. Road links are convenient for Oswestry, Wrexham and Shrewsbury, making the location ideal for those seeking a balance of village living with accessible town amenities.

OUTSIDE

Externally, the property is approached via a gated entrance and provides ample off-road parking, together with generous garden space extending around the house, offering excellent scope for landscaping, outdoor seating and further enhancement. The grounds enjoy a pleasant and open outlook, complementing the property's setting alongside the canal. In addition, there is a traditional brick outbuilding, offering useful storage or further potential for alternative uses, subject to the necessary consents.

Overall, Bodwela Cottage presents a rare opportunity to acquire a substantial home with land, combining privacy, outlook and significant potential within a highly regarded village location on the edge of Oswestry.

DIRECTIONS

From Oswestry, proceed south on the B5069 towards Pant. Upon entering Pant, turn left onto Station Road and continue as the road leads out of the village, where the property will be found set back from the road, identified by our For Sale board.

SERVICES

Mains electricity and water are connected. Private drainage. Gas is supplied via LPG

W3W

What3Words:///hobble.flattery.purses

TENURE

Freehold

COUNCIL TAX

TBC

LOCAL AUTHORITY

Local authority: Shropshire Council
General enquiries: 0345 678 9000

SCHOOLING

The area is well served by a range of schooling options. Primary education is available locally in Pant and the surrounding villages, with further primary and secondary schooling offered in the nearby market town of Oswestry. Oswestry provides a good selection of well-regarded state and independent schools, together with sixth-form provision, making the location well suited to families seeking a balance of village living and accessible education facilities.

VIEWINGS

Strictly by appointment through Halls Estate Agents, Oswestry Office.

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 (including 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.