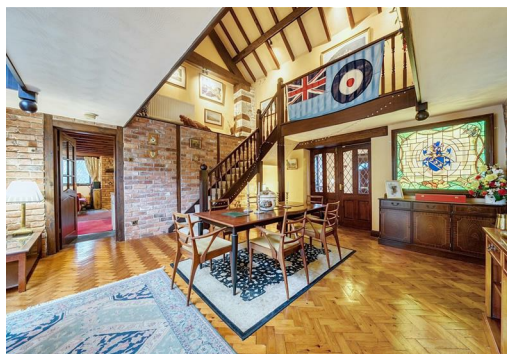


**FOR SALE**

Offers in the region of £695,950

## Glanrafon Farm, Llanyblodwel, Oswestry, SY10 8NF

Nestled in the stunning valley of the River Tanat in the Welsh Marches 2 miles from the village of Llanyblodwel the property is set within an expansive 5.14 acres of land, the outdoor space presents a wonderful opportunity. This home is not just a place to live; it is a lifestyle choice, offering the tranquillity of rural living while remaining within easy reach of local amenities and transport links.





- **Impressive detached country residence with extensive accommodation**
- **Approximately 6,300 sq ft including house, annex, garage and barn**
- **Beautiful rural setting with far-reaching countryside views**
- **Characterful interior with exposed beams, brickwork and vaulted ceilings**
- **Spacious reception hall with galleried landing**
- **Self-contained annex ideal for guests, relatives or potential letting**
- **Substantial barn/outbuilding extending to approx. 2,700 sq ft**

## DESCRIPTION

Glanyrafon Farm is a highly versatile and characterful country property set within approximately 5.13 acres, enjoying a picturesque setting in north west Shropshire close to the Welsh border. The property offers a superb range of accommodation, together with extensive outbuildings, pasture and woodland, presenting excellent lifestyle and potential opportunities.

The property is approached via electric gates leading into an attractive gravelled courtyard, providing ample parking and access to a central lawned courtyard, from which the principal accommodation and outbuildings are accessed.

The farmhouse retains a wealth of character features throughout, including exposed beams, stonework and feature fireplaces.

The kitchen is a generous farmhouse-style space with fitted units, exposed chimney breast with log burner, and direct access to the dining room, which is an impressive double-height reception room overlooking the courtyard.

The living room provides a comfortable and inviting space with feature stone wall and wood burner, enjoying views to both the front and courtyard.

To the ground floor there is also a bathroom and useful entrance porch.

To the first floor, a striking galleried landing leads to a substantial family room, offering excellent versatility for use as additional living space, bedrooms or potential annexe accommodation (subject to planning).

There are four well-proportioned bedrooms, including a principal bedroom with en-suite and dressing area, together with a further family bathroom and Jack and Jill shower room serving the remaining bedrooms.

Overall, the property offers flexible and characterful accommodation ideally suited to a range of purchasers seeking a rural lifestyle with further potential.

## ANNEXE

The Kitchenette / Living Room is a well-proportioned and versatile space, fitted with a range of base units incorporating work surfaces and an inset sink, together with space for appliances. The living area enjoys good natural light from windows to both the front and rear elevations and is complemented by ceiling lighting and an electric radiator, creating a comfortable and practical open-plan environment.

The Bedroom is a double room positioned to the rear, benefiting from a window overlooking the surrounding grounds, together with ceiling lighting and an electric radiator. An archway leads through to the En-Suite, which is fitted with an enclosed shower cubicle, low level WC and wash hand basin.



Approximate Area = 2744 sq ft / 254.9 sq m  
 Annexe = 345 sq ft / 32.1 sq m  
 Garage = 497 sq ft / 46.2 sq m  
 Outbuilding = 2999 sq ft / 278.6 sq m  
 Total = 6585 sq ft / 611.8 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). © nrxhcom 2026. Produced for Halls. REF: 1429140



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



#### OUTBUILDINGS

A particularly notable feature of the property is the substantial concrete-framed agricultural building situated within the courtyard, offering excellent space for general storage, the parking of commercial vehicles, or the housing of livestock and horses. The building benefits from access via a wide opening from the courtyard, together with doors at either end.

Located across the courtyard is a traditional barn, part of which has been thoughtfully converted to provide useful ancillary accommodation. The building benefits from access directly from the yard, together with a separate access via a driveway to the rear, where it also enjoys a private garden area and far-reaching views over the surrounding countryside. The barn offers excellent potential for further conversion, subject to the necessary planning consents, and could lend itself well to additional accommodation or holiday letting.

In addition, there is a useful range of traditional outbuildings located to the front aspect of the property, including two garages (one of which is currently utilised as a utility space), together with a further workshop, providing excellent ancillary accommodation and flexibility for a variety of uses.

#### OUTSIDE

The property is approached via a spacious gravelled driveway providing extensive off-road parking for multiple vehicles and access to the garage and outbuildings.

The gardens surround the property and are mainly laid to lawn with mature trees, hedging and planting, creating a peaceful outdoor environment with lovely views across the surrounding countryside.

The grounds provide excellent space for outdoor entertaining, gardening or simply enjoying the tranquillity of this superb rural setting.

Set in 5.13 Acres

#### LAND

The paddock, extending to approximately 1 acre, is situated across the road from the main residence and comprises a level, well-maintained and productive parcel of land. The field benefits from a natural water supply via an adjoining watercourse, enhancing its suitability for a variety of uses. A public footpath runs through the paddock.

The woodland is a particularly attractive feature, forming a picturesque valley of established and mature trees with a brook running through, creating a tranquil and wildlife-rich environment. The woodland comprises a mix of mature coniferous and deciduous species, including a number of impressive, well-established oak trees. A track provides vehicular access to the upper section of the woodland, and access to two neighbouring properties.

We are advised that the timber and mineral rights were previously retained by a former owner.

#### SITUATION

Glanrafon Farm is situated 2 miles from the attractive village of Llanyblodwel, a popular rural location close to the Welsh border and surrounded by the beautiful countryside of North Shropshire and the Tanat Valley.

The nearby market town of Oswestry provides a wide range of amenities including supermarkets, independent shops, restaurants, schools and leisure facilities.

The area is particularly well known for its outstanding natural beauty and offers numerous opportunities for walking, cycling and outdoor pursuits.

#### DIRECTIONS

From Llyncllys on the A483, proceed West on the A495 and then the B4396 and the property is on the right after 4 miles.

#### SERVICES

We are advised that mains electric, water with water meter and septic tank drainage. The septic tank is on the grounds of Glanrafon Farm and is exclusive to this property. Oil fired central heating is also provided.



#### **FLOOD RISK**

The owner advises the property has never been know to flood.

#### **W3W**

///applauded.payout.wharfs

#### **TENURE**

Freehold

#### **COUNCIL TAX**

COUNCIL TAX BAND - F

#### **LOCAL AUTHORITY**

Shropshire Council.

#### **SCHOOLING**

The property is well placed for a range of well-regarded schooling options within the surrounding area. Primary education is available at Llanyblodwel Primary School, which serves the local village community. Secondary education is provided at The Marches School in Oswestry, a well-regarded comprehensive school offering a wide curriculum and sixth form provision. The area is also known for its excellent independent schooling, including Oswestry School, one of the country's oldest independent schools, and Moreton Hall School, a highly respected independent day and boarding school for girls located just outside Oswestry.

#### **VIEWINGS**

Strictly by prior appointment with the selling agents.

#### **ANTI-MONEY LAUNDERING**

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.

FOR SALE

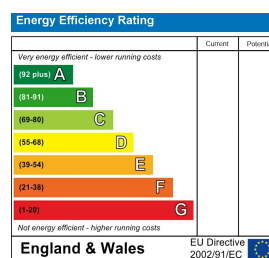
Glanrafon Farm, Llanyblodwel, Oswestry, SY10 8NF



**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



01691 670320

**Oswestry Sales**  
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