



OAKDENE

PENRHOS | LLANYMYNECH | SY22 6QE





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Llanymynech 2 miles | Oswestry 8 miles | Welshpool 11 miles | Shrewsbury 23 miles | Birmingham 67 miles
(all mileages are approximate)

A substantial renovated country residence with private equestrian facilities, outbuildings and far-reaching views, set in approximately 2.5 acres.

Substantial renovated detached country residence
Set within approximately 2.5 acres
Four bedrooms, three en-suites and principal bathroom
Downstairs shower room with WC
Kenton Jones kitchen with granite work surfaces and electric Aga



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Oakdene is an impressive detached country residence occupying a peaceful rural position at Penrhos. The property has been extensively renovated and improved by the current owners, creating a beautifully presented home with landscaped gardens, private equestrian facilities, useful ancillary buildings and far-reaching countryside views. Set within approximately 2.5 acres, Oakdene combines high-quality accommodation with practical rural facilities in an attractive setting on the Shropshire/Powys border.

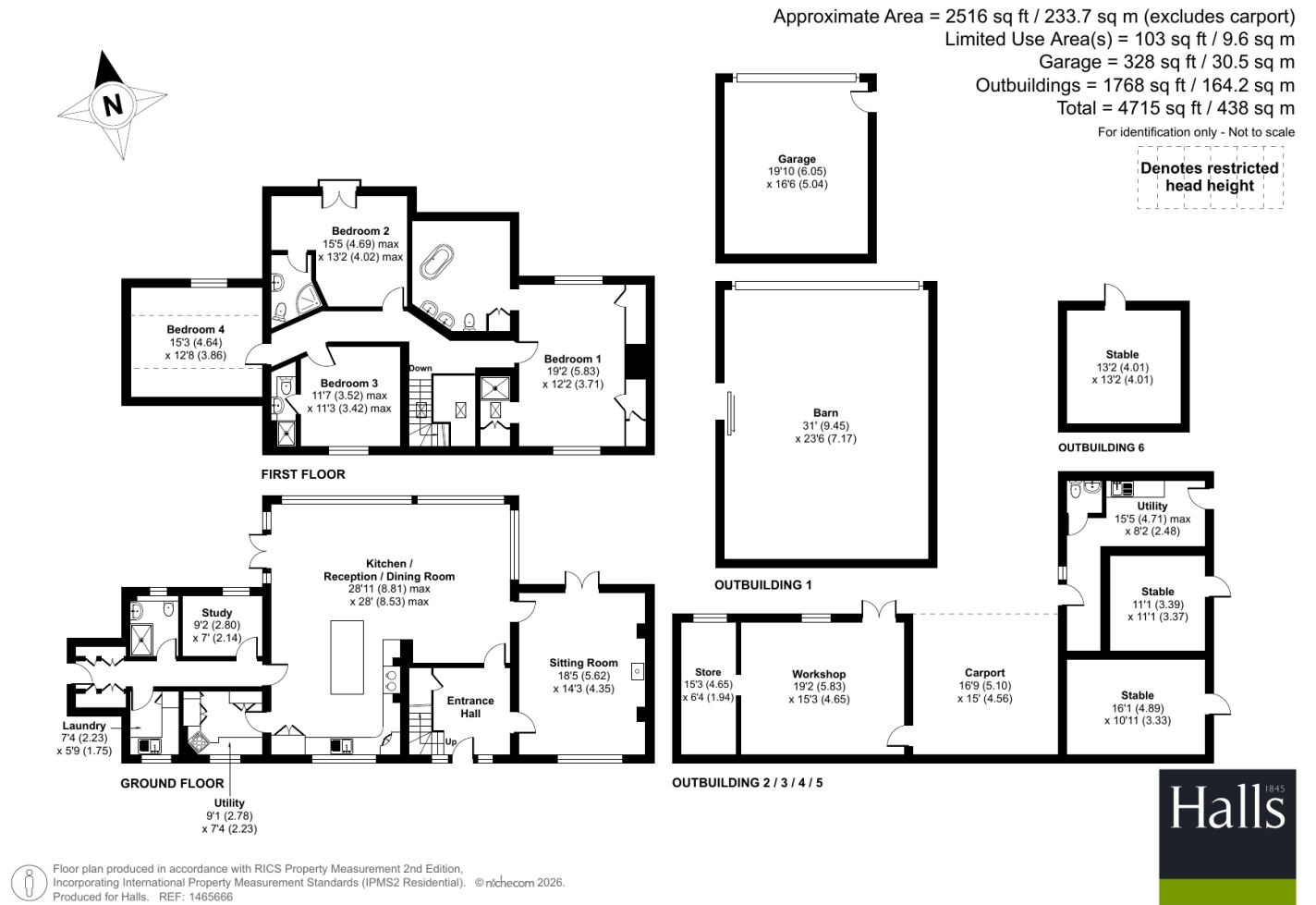
SITUATION

Oakdene occupies a peaceful rural position at Penrhos, close to Llanymynech, enjoying far-reaching views over the surrounding countryside. The setting offers a strong sense of privacy and space, while remaining within reach of local amenities in Llanymynech and wider shopping, schooling and leisure facilities in Oswestry and Welshpool. The surrounding Shropshire/Powys border countryside is well suited to walking, riding and other outdoor pursuits.

PROPERTY

Internally, Oakdene offers spacious and beautifully presented accommodation, finished with a clear emphasis on quality, natural materials and practical family living. At the heart of the home is the impressive open-plan kitchen, dining and family room, fitted with a Kenton Jones kitchen, granite work surfaces and an electric Aga. The room is arranged around a central island and opens into generous dining and sitting areas, with extensive glazing framing the countryside views and drawing in excellent natural light.

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The ground floor further includes a back kitchen, utility room, laundry cupboard, office and a separate snug/sitting room. The snug provides a more intimate reception space, with exposed beams, flagstone-style flooring and a log burner. The ground floor also benefits from a downstairs shower room with WC, making the layout particularly practical for family life, guests and rural/equestrian use.

A staircase rises to the first floor, where there are four bedrooms and excellent bath/shower room provision. The bathroom provision includes three en-suite shower rooms and a principal bathroom, with the principal bathroom featuring a freestanding bath, twin basins and separate shower. The property further benefits from oil-fired heating, underfloor heating throughout the ground floor and a heat recovery system.



GARDENS

Oakdene is set within approximately 2.5 acres, with the grounds arranged to provide an attractive balance of landscaped gardens, private equestrian facilities and practical rural space. The gardens include lawns, paved terraces, mature planting, rose borders and seating areas positioned to enjoy the countryside views. The property is approached via gated access onto a generous gravelled driveway with extensive parking and turning space.

YARD, BUILDINGS & EQUESTRIAN FACILITIES

The wider grounds include private stabling, tack/storage areas, yard space and a sand school/riding area, together with a carport and a range of useful ancillary buildings currently used for storage/workshop purposes.

SCHOOLING

There are a range of state and independent schools locally, including options in Llanymynech, Oswestry, Welshpool, Ellesmere and Shrewsbury.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

Freehold

Vacant possession upon completion

SERVICES

We understand that the property has oil-fired heating, underfloor heating throughout the ground floor, a heat recovery system and solar PV. The property also has an electric Aga. Water, electricity and drainage arrangements are to be confirmed by the vendor's solicitor.

LOCAL AUTHORITY

Powys County Council

Tel: 01597 826000

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words ///snipe.coasters.spice

For viewings, please use the second gate/correct entrance. Further written directions to be confirmed. The property is located at Oakdene, Penrhos, Llanymynech, Powys, SY22 6QE.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



