



Saron Chapel, Craiglwyn, Oswestry, SY10 9BH

Offers in the Region of **£ 445,000**



Bedrooms: 4 Bathrooms: 2 Receptions: 2

Saron Chapel is a remarkable Victorian chapel conversion, beautifully transformed into a distinctive countryside home with far-reaching rural views. This is not the same proposition as when it was first purchased; the current vendor has undertaken an extensive programme of refurbishment inside and out, carefully restoring, improving and elevating the property to create a home of real warmth, character and quality.

Set within the peaceful Shropshire countryside, the chapel now offers a wonderful balance of historic charm and comfortable modern living, with flexible accommodation, landscaped terraced gardens, generous parking and a superb garden room.

On entering the property, you are welcomed into an impressive **living/dining room measuring 4.87m x 6.47m**, a magnificent double-height space which immediately captures the individuality of this unique home. Period windows, a durable stone tiled floor and a feature stone fireplace with an electric Everhot stove create a warm, atmospheric and inviting central living area. Spacious enough for both relaxing and dining, this striking room is ideal for everyday life as well as entertaining, with stairs rising to a half-landing and enhancing the wonderful sense of height and openness.

The ground floor also includes a newly fitted **shower room measuring 2.35m x 1.42m**, comprising an enclosed shower, WC, wash basin and radiator. Conveniently positioned between the ground floor bedrooms, it provides a practical and stylish facility for both residents and guests.

There are two bedrooms on the ground floor. **Bedroom two measures 3.44m x 2.44m** and provides a comfortable double room with space for additional furniture, together with a door opening directly onto the terraced garden, creating a lovely connection between the inside and outside space. Bedroom three measures 3.43m x 2.39m and is another well-proportioned bedroom, featuring carpeted flooring and a high-level window which allows natural light while retaining a calm and private feel.

To the first floor, the **newly fitted kitchen measures 2.89m x 4.22m** and has been designed with both style and practicality in mind. Contemporary and well appointed, it features a breakfast bar, elegant marble work surfaces, ample storage cupboards and wall units, a Belfast-style ceramic sink, American-style fridge freezer, new dishwasher, washing machine and dryer. Doors open directly onto the elevated decking, perfectly positioned for morning coffee, alfresco dining or simply taking in the beautiful countryside views.

The generous principal bedroom measures 3.11m x 5.24m and offers excellent space for a double bed and further furnishings. Two skylight windows set within the pitched ceiling, together with exposed beams, bring warmth, charm and natural light to the room. This bedroom also benefits from access to a separate dressing room and a **private ensuite bathroom measuring 2.34m x 3.14m**, which is both characterful and well appointed, with a freestanding clawfoot bath, separate enclosed shower, WC, wash basin and radiator. Exposed timber beams, half-tiled and half-painted walls, and a skylight above all add to the charm of the space.





Currently arranged as an office, the **versatile office/bedroom** four measures **3.34m x 3.14m** and could easily be used as a fourth bedroom, guest room, creative studio or additional dining space if required. Full of character, it features a distinctive window and balcony rail overlooking the living space below, adding to the chapel's sense of individuality.

From here, a door leads through to one of the standout features of the property: **the superb garden room, measuring 4.60m x 3.38m**. Positioned at the top of the terraced garden and enjoying an elevated outlook across the surrounding countryside, the garden room is light, stylish and highly versatile. With attractive flooring, a wood-burning stove and double-glazed doors opening onto a terrace with space for seating, it would make an ideal home office, studio, hobby room, guest area, wellness space or separate business area.

Outside, the property benefits from generous off-road parking to the side of the chapel for approximately four vehicles, together with additional gated access to the rear of the garden. The landscaped gardens have been thoughtfully arranged to embrace the elevated setting and make the most of the far-reaching views, with terraced areas, decking, gravelled seating spaces and mature planting creating a series of inviting outdoor areas for relaxing, entertaining and dining.

Saron Chapel is situated in **Craigllwyn**, a rural hamlet between Llansilin and Trefonen, an area known for its beautiful countryside and village atmosphere. Trefonen offers local amenities including a village shop, primary school and public house, while Oswestry is approximately three miles away and provides a wider range of shops, schools and leisure facilities.

This stunning property is more than a converted period property; it is a home that has been carefully renewed, restored and reimagined. Offering character, flexibility, modern comfort and extraordinary countryside views, it presents a rare opportunity to acquire a chapel conversion where the hard work has already been done. Early viewing is highly recommended.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

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

