

Roger Parry & Partners

Hafod Llynclys, Oswestry, Shropshire, SY10 8AF





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Offers In The Region Of £485,000

A Unique Lifestyle and Business Opportunity.
Hafod presents a rare opportunity to acquire a spacious detached bungalow set within just under half an acre of grounds, complete with a detached, self-contained holiday let offering exciting potential for additional income.

Enjoying a convenient location just a short drive from the popular market town of Oswestry, the property benefits from easy access to a wide range of local amenities while offering generous living space and attractive private grounds.

Combining spacious single-storey living, extensive outbuildings, generous grounds and business potential, Hafod offers a truly versatile property with much to appeal to a variety of buyers.

























Floor Plan
(not to scale - for identification purposes only)



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Approximate total area(1)

162.9 m²

1754 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ACCOMMODATION
The well-proportioned accommodation comprises an entrance hall, spacious living room, kitchen/diner, conservatory, three bedrooms, a family bathroom and an en-suite.

Externally, the property boasts ample off-road parking and turning space, a triple garage, workshop and beautifully private gardens. The separate holiday let provides excellent flexibility for those seeking to establish or expand a holiday accommodation business, or to generate an additional income stream, subject to any necessary consents.

LOCATION
Situated in the village of Llynclys, just south of Oswestry, Hafod enjoys a desirable semi-rural setting surrounded by the beautiful Shropshire countryside. The nearby market town of Oswestry offers a range of shops, cafés, restaurants and everyday amenities, while the surrounding Shropshire and Welsh borderlands provide opportunities for walking, exploring and enjoying the outdoors. This appealing location combines a countryside lifestyle with convenient access to town facilities.

ENTRANCE HALL
Through uPVC front door into the hallway, radiator, ceiling light and doors off to;

KITCHEN/DINER
15'1 x 16'1 (4.60m x 4.90m)
The kitchen is fitted with a modern range of base and wall units, complemented by work surfaces over, a 1½-bowl ceramic sink with drainer and mixer tap, and part-tiled walls. Additional features include glazed display cabinets, an integrated double oven, electric hob, extractor hood, and space and plumbing for appliances. The room further benefits from uPVC sliding doors into the conservatory and uPVC windows to the side letting in natural light. A radiator, tiled flooring, floor mounted boiler, and a part-glazed external door.

LIVING ROOM/ SUN ROOM
9'10 x 19'2 & 10'8 x 11'10 (3.00m x 5.84m & 3.25m x 3.61m)
Featuring a side-facing window overlooking the garden, the room has a charming cast-iron log burner with a wooden surround and tiled hearth, together with a radiator.
The adjoining garden room benefits from full-height glazing to one side, Guardian warm roof, and French doors opening onto the decking and garden. Further features include laminate wood-effect flooring and recessed spotlights, creating a bright and inviting space to enjoy throughout the year.

BEDROOM ONE
19'1 x 15'3 (5.82m x 4.65m)
The room benefits from a front-facing window allowing in natural light, a radiator, and double French doors opening directly onto the rear garden. Currently being used as a games room.

ENSUITE
5'7 x 9'4 (1.70m x 2.84m)
The en-suite wet room comprises an electric shower, wash hand basin and W.C. Tiled walls, spotlighting and uPVC window to the rear.

BEDROOM TWO
9'10 x 16'11 (3.00m x 5.16m)
Spacious room with uPVC window to the front, ceiling light and radiator.

BEDROOM THREE
9'7 x 15'9 (2.92m x 4.80m)
Another double room with uPVC window to the front, ceiling light and radiator.

BATHROOM
6'1 x 11'9 (1.85m x 3.58m)
Fitted with a modern white suite comprising low level WC, panelled bath with tile-effect cladding and shower over, complemented by a glass shower screen and tiled splashbacks. The room also benefits from a rear-facing window, utility sink unit with mixer tap with space for appliances, and heated towel rail.

HOLIDAY LET
The attractive, detached wooden chalet provides fully self-contained accommodation, offering excellent potential for additional income. Tastefully decorated throughout, the lodge is currently operated as a successful holiday let, making it an appealing opportunity for those seeking a property with an established income stream.

The lodge enjoys its own peaceful, landscaped gardens, providing a private and tranquil outdoor setting. A charming wooden bridge crosses the stream and leads to a pathway up to the lodge's wide entrance door, creating an attractive approach to the accommodation.

KITCHEN
12'5 x 7'9 (3.78m x 2.36m)
The kitchen/dining room features laminate flooring, a range of base kitchen units, a single sink with mixer tap, shelving, an oven with extractor fan over, and recessed spotlights. Doors provide direct access to the garden, creating a pleasant connection between the indoor and outdoor spaces.

BEDROOM/LOUNGE
11'5 x 15'3 (3.48m x 4.65m)
A spacious and versatile bedroom/sitting room offering comfortable accommodation, with three windows allowing plenty of natural light, together with a radiator and recessed spotlights.

BATHROOM
8'6 x 5'6 (2.59m x 1.68m)
The bathroom comprises a panelled bath with mixer tap and handheld shower attachment, wash hand basin and W.C. Additional features include part-tiled walls, a radiator and laminate flooring.

EXTERNAL
The property is approached via a timber gate, opening onto a generous gravelled driveway providing ample off-road parking for multiple family vehicles, as well as larger vehicles such as a motorhome. Space for turning, and additional gate giving access to a further private parking area.

GARDENS
A real feature to the property are the extensive gardens. The beautifully landscaped front garden is predominantly laid to lawn and features a variety of mature flowers, shrubs and trees, creating an attractive and colourful approach to the property. A small wooden gate opens onto a pathway leading to the front porch, which benefits from an outside light. To the right of the driveway, an additional well-stocked garden area provides further established planting and seasonal colour.

A covered decked seating area provides an ideal space for outdoor entertaining and relaxing with family and friends. With the added benefit of electricity and lighting, this versatile area can be enjoyed throughout the day and into the evening. The current owners have provided storage space for there tumble dryer and freezer here.

A charming stream meanders through the garden, adding a peaceful and tranquil feature to the outdoor surroundings.

The well-laid-out and productive vegetable gardens will delight keen gardeners, offering a selection of raised beds, a dedicated composting area and the attractive feature of the stream running alongside. A

pathway leads to an enclosed chicken run, making this an ideal setting for those seeking a more self-sufficient lifestyle.

WORKSHOP
26'2" x 22'11" (8 x 7)
An detached workshop equipped with mains power, a cast iron log-burning stove, and a full-width up-and-over roller door. This well-appointed space offers flexibility, ideal for enthusiasts, tradespeople, secure storage, or those seeking a substantial home workshop. Greenhouse and potting shed.

TRIPLE GARAGE
26'2" x 19'8" (8 x 6)
An impressive oak-framed triple garage measuring approximately 8m x 6m, benefiting from power and lighting and providing excellent space for vehicle storage, workshop use or additional storage. Remote electric roller shutter doors.

Agent Note
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, and water. Oil central heating to the house along with LPG to the holiday let, and Septic tank for drainage. We understand the Broadband Download Speed is: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is D - Shropshire. We would recommend this is confirmed during pre-contact enquires.

SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.







Local Authority: Shropshire
Council Tax Band: D
EPC Rating:
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

WHAT3WORDS: ///explores.washed.highly

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made t o planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It s hould 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 photograph(s). No assumptions should be made with regards to parts of the property that have not b een photographed. 6. 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.