Knight Frank



TYNYCOED, BRONYGARTH, OSWESTRY, WREXHAM,

SY10



A SUBSTANTIAL DETACHED CHARACTER COTTAGE

Set in grounds of over 1.4 acres with far reaching rural views

4/5	4	3	EPC C

Local Authority: Wrexham Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains Electricity, Oil Fired Central Heating, Private Water Supply, Private Drainage

Guide Proice: £735,000



LOCATION

Tynycoed is located on the edge of Bronygarth, a border village of Shropshire and Wales enjoying a rural, elevated position. The area is known for its beautiful countryside enjoyed by walkers with Offa's Dyke path passing less than half a mile away. Just 3.6 miles from the A5 the property is well located for access to Oswestry and the wider main road network beyond. Chirk and Gobowen train stations are both 3.5 miles away and offer direct access to Holyhead, Chester, Shrewsbury, Hereford and Cardiff.

Tynycoed occupies an elevated position above the village of Bronygarth enjoying far reaching views across the surrounding countryside. Having been much improved by our clients since 2017 the property benefits from up-to-date fixtures and fittings whilst retaining a wealth of character features.









TYNYCOED

Accommodation extends over two floors. To the ground floor there are three generous reception areas centred around a welcoming reception hall with a striking double sided log burning stove. The sitting room is triple aspect with doors accessing the gardens. At the opposite side of the ground floor is another large triple aspect reception room with both sitting room and dining areas. In addition, the kitchen/breakfast room is fitted with modern units complimented with a quarry tiled floor and benefits from an oil-fired Aga. The utility room and cloakroom complete the ground floor.

On the first floor are four well-proportioned double bedrooms, two with ensuites and fitted storage, as well as a separate bathroom.







The property is approached over a gravel driveway with parking for several cars. The detached double garage with electric car charging point is situated on the righthand side. Above the garage is a recently converted spacious office/studio room with ensuite shower room providing excellent space for home working or ancillary accommodation. The driveway continues up to the house and on to a further detached garage/workshop/store. The gardens are a particularly attractive feature of the property and extend to just over 1.4 acres, laid to lawn with the boundary marked by post/stock fencing and mature hedges.

The property enjoys views over the lawn to the front which is planted with several specimen trees. In the secluded far corner is a nature pond surrounded by a stone and decked seating area in front of a south and west facing summer house. The paved terrace surrounds the house on three sides providing outdoor dining and seating areas overlooking well stocked raised bed. The elevated position allows for further views beyond over the garden and surrounding countryside.





GARDENS & OUTBUILDINGS

Directions Postcode SY10 7NU
From Shrewsbury take the A5 westbound following signs for Oswestry. Continue for about 16 miles. Continue onto the A483/A5 passing Gobowen heading towards Wrexham. At the roundabout with the BP garage turn left onto station road signposted Weston Rhyn and Bronygarth. Continue into Weston Rhyn and at the mini roundabout take the Bronygarth Road, third exit. Continue along the lane and take a left-hand turn before Brookside Manor. Proceed up the lane passing the farm and follow the lane up and to the left. Continue and bear right and then immediately right again at the T junction past the double garages and Tynycoed can be found about 200 yards on the righthand side.

What3words///bets.overruns.printout







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Approx. Gross Internal Floor Area
Main House = 2458 sq. ft / 228.30 sq. m
Garage = 1182 sq. ft / 109.80 sq. m
Outbuilding = 133 sq. ft / 12.30 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

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