AWELON

LLYNCLYS | OSWESTRY | SY10 8LL

An individual split-level detached home enjoying an elevated position with far-reaching views, set within grounds of just under half an acre on the lane leading towards Llynclys Common.

Offers In Excess Of £395,000

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- No onward chain
- Two refitted shower rooms
- Far-reaching views to both side and rear
- Grounds extending to approximately 0.48 acres
- Open-plan breakfast kitchen with island and bi-fold doors
- Living room with balcony and multi-fuel burner

DESCRIPTION

Awelon is a well-presented and individual detached home, designed in a split-level arrangement to make the most of its elevated position and outlook across the surrounding countryside.

The accommodation is both practical and flexible, with the main living areas positioned to take advantage of the views and natural light. The entrance hall leads through to an impressive open-plan breakfast kitchen, fitted with a range of modern units, quartz worktops and integrated appliances, centred around an island unit. Bi-fold doors open out onto the garden, and the room also benefits from underfloor heating. Underfloor heating is also offered in the separate utility room.

The living room is a particularly attractive space, with a multi-fuel burner and direct access onto a decked balcony with glass balustrade, from where the views are best appreciated. In addition, there is a separate sitting/dining room and a study, offering further flexibility depending on requirements.

There are three double bedrooms, arranged across the split levels, together with two refitted shower rooms. The layout works well and gives the house a slightly different feel to a conventional two-storey property.

Overall, the house combines a good level of internal finish with a position that is difficult to replicate locally.

OUTSIDE

The property is approached over a gravelled driveway providing parking for several vehicles and includes the benefit of an EV charging point.

The gardens extend to just under half an acre and are a real feature of the property. They include lawned areas, established planting, a small orchard and vegetable beds, all enjoying a high degree of privacy along with open views across the surrounding landscape.

SITUATION

The property is situated on a quiet lane leading towards Llynclys Common but still within easy reach of local amenities.

Oswestry is a short drive away and offers a good range of shops, schools and facilities. The A483 provides straightforward access towards Shrewsbury, Welshpool and Chester.

The surrounding area is well regarded for its countryside, with nearby access to Llynclys Common, the Montgomery Canal and a range of walking routes and bridleways with one being accessible directly outside of the property.

DIRECTIONS

From Oswestry proceed on the A483 towards Welshpool. At Llynclys crossroads turn right onto the A495 towards Llansantffraid. After approximately 0.5 miles turn left into Turners Lane and continue up the lane, where the property will be found on the left-hand side.

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SCHOOLING

The property is well placed for a strong selection of respected schooling options across the Oswestry area. Primary education is available nearby at Bryn Offa CofE Primary School in Pant, together with further highly regarded options in Oswestry itself including Holy Trinity CofE Primary Academy, The Meadows Primary School, and Woodside Primary School.

For secondary education, The Marches School in Oswestry is particularly well regarded, while St Martins School provides an excellent 3–16 alternative. The area is also exceptionally well served by noted independent schools including Oswestry School, Moreton Hall, and Adcote School for Girls, all within comfortable travelling distance.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage.

EPC

Rating D. Valid until 27 February 2032. Potential to improve.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band: E

VIEWINGS

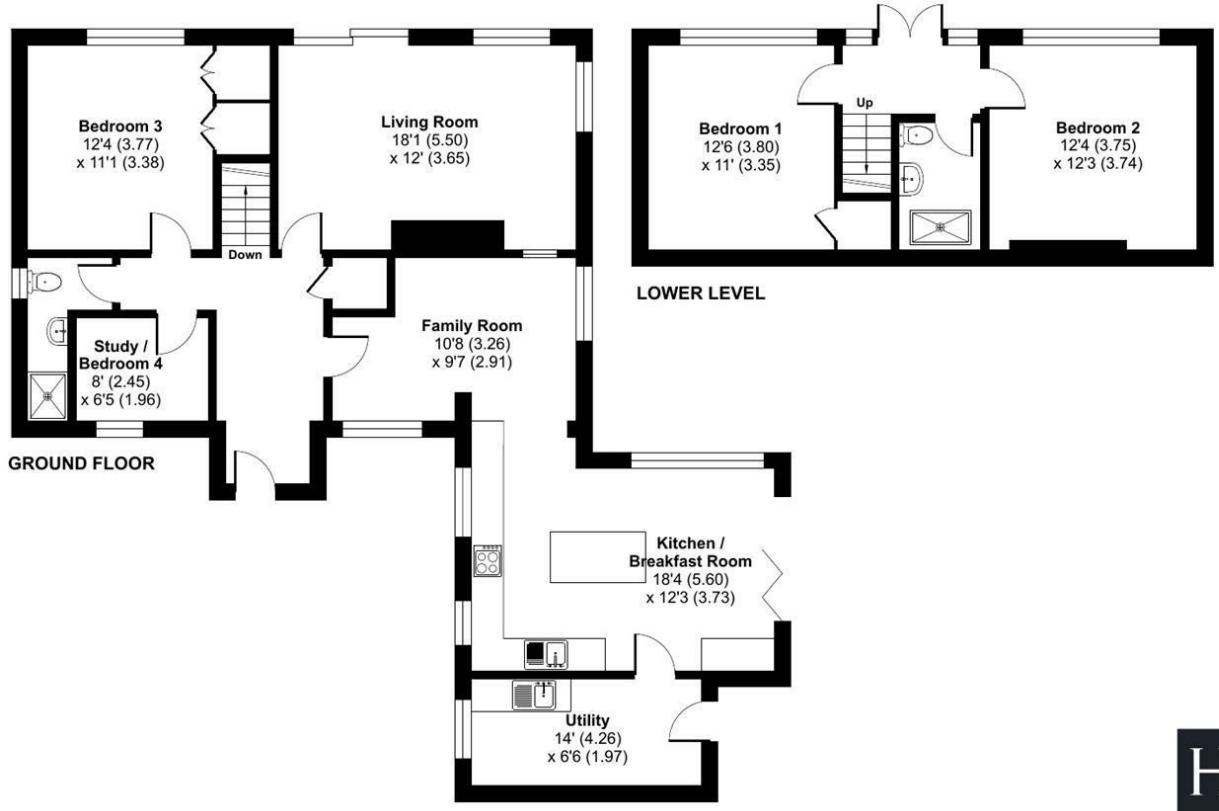
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

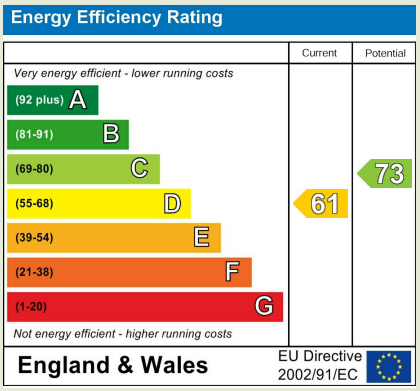
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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.

Approximate Area = 1526 sq ft / 141.8 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). ©nichecom 2026. Produced for Halls. REF: 1441351



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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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