



Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BZ

Offers Over £475,000



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Bedrooms: 5 Bathrooms: 2 Reception: 3

No onward chain. Discover this charming five-bedroom detached home, a rare find set within a generous 1.45-acre plot in Llanrhaeadr Ym Mochnant. This pre-1900 residence seamlessly blends historic character with comfortable living, offering substantial accommodation, significant outdoor space, and super fibre broadband. This exceptional property also benefits from three reception rooms and two bathrooms.

Enter this inviting home via a storm porch into the welcoming **Entrance Hall** (3.15m x 2.95m), featuring wood flooring, a single panel radiator, and a convenient under-stairs storage cupboard.

The spacious **Lounge** (4.06m x 5m) enjoys a dual aspect with windows to the front and rear, wood flooring, a radiator, and direct access to a delightful wrap-around terrace, complete with a 5-seat jacuzzi – perfect for relaxation and entertaining. The cosy **Sitting Room** (4.14m x 3.73m) offers side aspect windows, a charming log burner set in a stone fireplace, and characterful stone slab flooring. The heart of the home is the inviting **Kitchen/Diner** (3.15m x 4.67m), featuring front and rear aspect windows, an array of eye and base units, an inglenook fireplace with an original bread oven, an oil-fired AGA oven and heating unit, an integral dishwasher, and a 1 1/2 Belfast sink. A walk-in larder provides ample storage and space for a fridge freezer. A practical **Utility Room** (2.16m x 2.44m) comprises rear aspect windows, wood effect flooring, a warm flow water tank unit, a Belfast sink, eye-level units, and space for a washing machine and dryer. Completing the ground floor is a well-appointed **Ground Floor Bathroom** (2.26m x 2.03m) with side aspect windows, tile flooring, a hand basin, low-level WC, shower cubicle, and bath.

Ascending the stairs, lit by a front aspect window and fitted with carpet, the **Landing** provides access to the loft. The first floor hosts five well-proportioned bedrooms. **Bedroom 1** (4.32m x 3.05m) features side aspect windows, wood flooring, a radiator, and a decorative fireplace. **Bedroom 2** (4.11m x 3.07m) offers side aspect windows, wood flooring, a radiator, a fireplace, and a feature stone wall. A versatile **Playroom/Office** (3.18m x 5.21m) benefits from front aspect windows, fitted carpet, and a radiator, providing flexible space for various needs. **Bedroom 3** (2.79m x 2.46m) enjoys front, side, and ceiling windows, fitted carpet, and a radiator. **Bedroom 4** (2.74m x 2.59m) has a side aspect window, fitted carpet, and a radiator. Finally, **Bedroom 5** (2.41m x 2.62m) features rear aspect windows, fitted carpet, and a radiator. These bedrooms are served by a contemporary **Family Bathroom** (1.5m x 2.57m) with ceiling windows, tiled floor and walls, a hand basin, shower cubicle, low-level WC, and a heated towel rail.





The expansive **Gardens** extend to approximately 1.45 acres, offering numerous rural views. This enclosed plot is bounded by fields and a stream below, creating a tranquil environment. Features include a gravel driveway with ample parking and turning space for several vehicles, a patio area with a covered jacuzzi, a productive vegetable plot with 12 beds, a goat enclosure, a field shelter, a poly tunnel, a garden shed, an oil tank, a water treatment plant, and a large lawn area.

Adding to the property's appeal are the large outbuildings benefiting from electrics and water and currently partitioned into a series of units of various sizes. **Unit 1** (4.39m x 5.59m), featuring front and rear aspect doors and windows. **Unit 2** (11.48m x 2.21m), patio doors and windows, **Unit 3** (1.8m x 2.01m). Room 4 (3.53m x 2.67m) with rear aspect windows; **Unit 4** (4.17m x 3.18m) with separate access and front aspect windows and **Unit 5** (3.84m x 3.91m) also with separate access and front aspect windows. A **Two Bay Workshop** provides additional practical space.

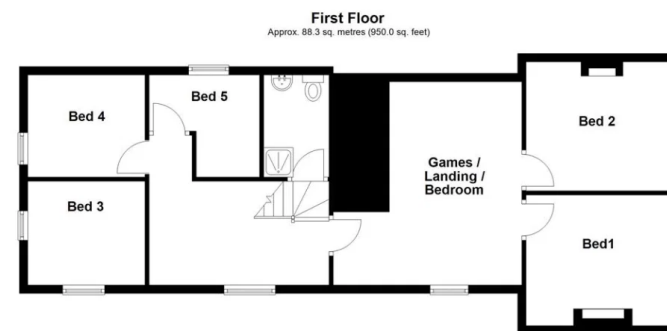
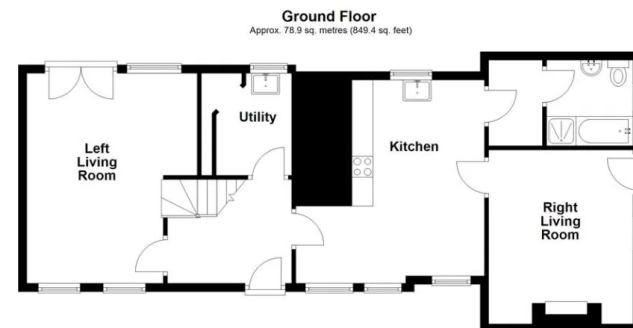
This truly unique property offers an exceptional lifestyle opportunity with its blend of historical charm, extensive grounds, and versatile living spaces. We highly recommend a viewing to fully appreciate all that is on offer.

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.





Total area: approx. 167.2 sq. metres (1799.5 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

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