

**FOR SALE**

Asking Price £525,000

Bryn Tanat Penybontfawr, Oswestry, SY10 0NT

Bryn Tanat is an exceptional detached country home occupying a stunning rural setting on the edge of Penybontfawr, enjoying uninterrupted views across the surrounding countryside and towards the Berwyn mountain range. Beautifully maintained and thoughtfully improved by the current owners, the property offers an attractive blend of character, comfort and versatility extending to approximately 1,680 sq ft.





- **Stunning detached country residence with panoramic Berwyn views**
- **Beautifully presented accommodation extending to approx. 1,680 sq ft**
- **Three bedrooms and versatile annexe accommodation**
- **Superb kitchen/dining room with picture windows overlooking the countryside**
- **Character features including exposed beams and log-burning stove**
- **Landscaped gardens with multiple seating and entertaining areas**
- **Generous gravelled driveway providing ample parking**
- **Sought-after rural setting near Penybontfawr and the Tanat Valley**

SUMMARY

Bryn Tanat is an exceptional detached country home occupying a stunning rural setting on the edge of Penybontfawr, enjoying uninterrupted views across the surrounding countryside and towards the Berwyn mountain range. Beautifully maintained and thoughtfully improved by the current owners, the property offers an attractive blend of character, comfort and versatility extending to approximately 1,680 sq ft.

The accommodation is arranged over two floors and includes a welcoming entrance hall, two reception rooms, a superb open-plan kitchen/dining room enjoying magnificent countryside outlooks, utility room and a versatile ground floor annexe providing excellent potential for guest accommodation, multi-generational living or holiday letting potential, subject to any necessary consents.

To the first floor are three well-proportioned bedrooms together with a family bathroom, with the principal bedrooms enjoying elevated views across the surrounding valley and hillsides.

Externally, the property is approached via a generous gravelled driveway providing ample parking, whilst the mature gardens have been beautifully landscaped to create a highly private and peaceful environment. A particular feature of the property is the exceptional outlook, with numerous seating areas perfectly positioned to enjoy the far-reaching countryside scenery.

OUTSIDE

The property occupies an enviable position surrounded by rolling countryside and enjoys beautifully maintained gardens and grounds designed to complement the spectacular setting.

To the front, a generous gravelled driveway provides extensive parking and enhances the attractive approach to the property. Mature hedging, established planting and shaped lawns create a high degree of privacy whilst framing the outstanding rural outlooks.

The gardens enjoy numerous seating and entertaining areas positioned to take full advantage of the panoramic views towards the Berwyn Hills and surrounding valley, creating a truly idyllic outdoor environment.

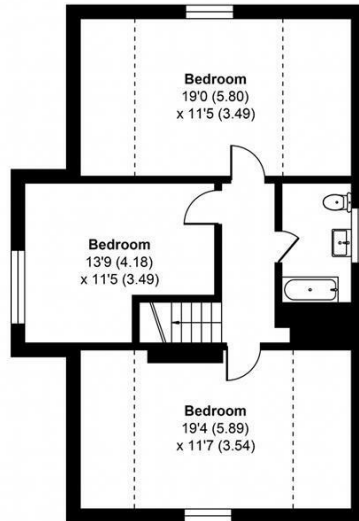


Denotes restricted head height

Approximate Area = 1680 sq ft / 156.1 sq m
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



THE PROPERTY

Bryn Tanat offers beautifully balanced accommodation ideal for both family living and those seeking a peaceful lifestyle property within a spectacular countryside setting.

The welcoming living room enjoys a wonderful blend of character and comfort, centred around an attractive exposed brick fireplace incorporating a log-burning stove, creating a warm focal point to the room. A second reception room provides excellent flexibility for use as a snug, home office or additional sitting room.

A standout feature of the property is undoubtedly the kitchen/dining room, beautifully appointed with a range of fitted cabinetry, solid work surfaces and extensive glazing designed to maximise the breathtaking views across the surrounding countryside. The dining area creates a superb everyday living and entertaining space, flooded with natural light and enjoying direct connections to the gardens.

The adjoining utility room provides additional practicality together with useful storage and workspace.

To the first floor are three attractive bedrooms, all enjoying a pleasant outlook, together with a well-appointed family bathroom. The principal bedrooms offer charming character together with elevated rural views across the valley.

The annexe accommodation provides excellent versatility and could suit a variety of uses including guest accommodation, dependent relative living, home working or potential holiday letting opportunities, subject to any necessary permissions.

SITUATION

Bryn Tanat occupies a delightful rural position near the village of Penybontfawr within the stunning Tanat Valley, an area renowned for its beautiful scenery, walking routes and outdoor pursuits.

The nearby village offers a range of local amenities together with a strong community atmosphere, whilst the larger market town of Oswestry provides a wider selection of shopping, schooling and leisure facilities.

The area is particularly well regarded for its access to the Berwyn Mountains, Lake Vyrnwy and surrounding countryside, offering excellent opportunities for walking, cycling and equestrian pursuits. Road links provide convenient access towards Oswestry, Welshpool and Shrewsbury.

SCHOOLING

The property is well placed for a selection of primary and secondary schools in the surrounding area, together with independent schooling available within Oswestry and Shrewsbury.

SERVICES

The property is understood to benefit from mains water and electricity, private drainage and oil-fired central heating. Interested parties should make their own enquiries.

TENURE

The property is understood to be freehold with vacant possession upon completion.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

Council Tax Band - E



DIRECTIONS

From Oswestry proceed west on the A483 towards Welshpool before turning onto the A495 signposted Llansilin and Lake Vyrnwy. Continue through Llangedwyn and onto Penybontfawr. Upon entering the village, continue through and the property will be found in an elevated position enjoying stunning countryside views.

AML

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 (including 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.

VIEWINGS

Strictly by appointment through Halls, Oswestry Office.

FOR SALE

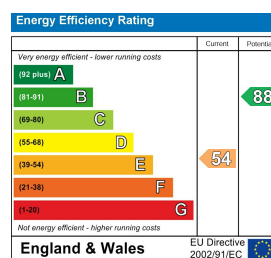
Bryn Tanat Penybontfawr, Oswestry, SY10 ONT



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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