

Wernddu Fawr , Llanrhaedr

Oswestry

Offers in the Region of

£679,950

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Bedrooms: 5 **Bathrooms:** 3 **Receptions:** 3

Woodhead Sales and Lettings are delighted to present this impressive five-bedroom Welsh Long House, thoughtfully updated and extended, boasting character features and set within approximately three acres of land with far-reaching valley views. This unique property offers an exceptional opportunity for those seeking a tranquil rural lifestyle with versatile living arrangements, including a ground-floor annex awaiting its finishing touches.

Accessed via a secure gated entrance leading to an extensive private driveway, the property provides ample parking for numerous vehicles. This home benefits from sustainable biomass heating and solar panels, complemented by three log burners and underfloor heating in the dining room, ensuring warmth and efficiency throughout the seasons.

Step inside through the UPVC door with glass panel inserts into a welcoming **entrance hall** (1.539m x 1.439m). This space features decorative tiled flooring, practical built-in shoe rack cupboards, and a radiator, providing a warm introduction to the main living areas.

The ground floor offers three distinct reception rooms, each with its own inviting character.

The bright and adaptable **playroom** (3.382m x 4.032m) at the front of the property features oak flooring and window sills, perfect for a variety of uses.

The generously sized **sitting room** (6.295m x 4.231m) boasts dual front and rear aspect windows, exposed beams, oak flooring, and a substantial log burner set in a large hearth, creating an inviting atmosphere for relaxation and socialising.

A comfortable **snug** (3.608m x 4.526m) also offers dual front and rear aspect windows, exposed beams, oak flooring, and a log burner set in a traditional fireplace, ideal for quiet evenings.

The heart of the home is the well-appointed **kitchen** (3.588m x 5.838m), featuring front aspect windows with slate sills, oak flooring, and a comprehensive range of eye and base units. It includes a 1½ bowl sink with mixer tap, a Kitchener cooker with a 6-ring hob, and space for a fridge freezer and dishwasher, making it a joy for any home chef.

A gentle step down leads into the impressive **dining room** (5.906m x 3.356m), a bright space designed for entertaining. It features front aspect bi-folding doors that open to the outside, side aspect windows, an exposed oak A-frame, a log burner, and slate flooring with comfortable underfloor heating.

A practical **utility room** (2.435m x 4.99m) offers rear aspect windows, a side entrance door, coat hooks, tiled flooring, a range of base units, a sink unit with mixer tap, and space for a fridge freezer and washing machine.









This room also provides access to a convenient **guest cloakroom** (1.688m x 2.148m) with a low-level WC, shower cubicle, tiled walls, and tile-effect flooring.

An elegant oak staircase leads to a split landing with rear aspect windows to the half landings, providing access to the first-floor accommodation.

The **family bathroom** (2.011m x 2.463m) is fitted with a large bath, hand wash basin, low-level WC, heated towel rail, and a corner shower cubicle with tiled walls and tile-effect flooring, serving the main bedrooms.

There are four further well-proportioned bedrooms. **Bedroom 2** (3.417m x 2.908m), **Bedroom 3** (2.315m x 3.634m), **Bedroom 4** (2.141m x 2.713m), and **Bedroom 5** (2.75m x 3.332m) all feature front aspect windows, radiators, and fitted carpets, with built-in wardrobes in bedrooms 2, 3, and 5, offering comfortable and versatile accommodation for family or guests.

The impressive **principal bedroom** (6.455m x 6.808m) is a true highlight, offering a luxurious retreat. It boasts front aspect doors with a Juliette balcony that reveals breathtaking valley views, complemented by side aspect windows. This spacious sanctuary includes built-in wardrobes, storage cupboards, and fitted carpet.

The opulent **en-suite** (2.625m x 3.802m) features side and rear aspect windows, a roll-top bath from which to enjoy countryside views, a large walk-in shower, tiled floor, low-level WC, hand wash basin, and a heated towel rail.

Externally, the property truly shines with its approximately three acres of land. The large, enclosed garden offers spectacular valley views, a patio extending from the dining room, and space for a hot tub. Practical features include water tanks, a log store, an oil tank, a biomass store, several sheds (one with solar panels on the roof), and a dedicated dog run, all surrounded by attractive flower beds and water troughs. The secure gated driveway provides ample parking for numerous vehicles, ensuring convenience and security.

A significant feature is the versatile **ground-floor annex** (6.11m x 6.677m) with its own front aspect UPVC door and dual aspect windows, solid floor, power, and lighting. Currently used as a games room and storage, this adaptable space awaits the new owner's final decorative touches to suit their intended use, whether for extended family living, a home office, or a leisure area.

It includes an **annex rear entrance hall** (5.918m x 1.315m), currently used as a pedal bike store, and a further **bathroom** (3.202m x 1.246m) where the boiler and electrics are complete, awaiting final fit-out.

This exceptional property provides a unique opportunity to embrace a tranquil rural lifestyle without compromising on modern comfort and sustainability. Early viewing is highly recommended to fully appreciate the outstanding location and extensive accommodation on offer.







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