

Halls ¹⁸⁴⁵



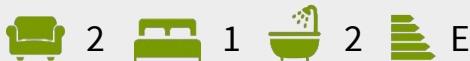
PENTRECWM BACH

LLANSILIN | OSWESTRY | SY10 7QF



A characterful one-bedroom detached period country cottage situated in an elevated position within generous gardens which extend to approx. 0.21 ac and enjoy far-reaching views across open countryside, peacefully located in a rural position close to Llansilin.

Offers in the region of £274,995



- Detached Cottage
- Charm and Character
- Recently Improved
- Generous Gardens
- Unspoilt Views
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer Pentrecwm Bach in Llansilin for sale by private treaty.

Pentrecwm Bach is a particularly charming detached one-bedroom country cottage which has recently enjoyed a scheme of improvement works and now provides a deceptive amount of versatile and characterful living accommodation situated over two floors, these, at present, comprising, on the ground floor, a Living Room, Kitchen/Dining Room, Store and Family Bathroom together with, to the first floor, the en-suite master Bedroom.

The property is situated within generous gardens which extend, in all, to around 0.21 acres, or thereabouts and occupies a particularly pleasant position at the end of a quiet lane with open fields bordering the property on three sides which provide delightful countryside views. The gardens, presently, are predominantly lawned but also feature several storage sheds and a communal parking area to the rear of the property.

SITUATION

Pentrecwm Bach occupies a particularly attractive rural position on the outskirts of the picturesque village of Llansilin, set amidst the unspoilt countryside of the Welsh Borders and enjoying immediate access to a network of footpaths, bridleways and quiet country lanes ideally suited to those with walking, cycling or equestrian interests. Despite its peaceful rural setting, the property remains conveniently situated for the nearby market town of Oswestry, which offers an excellent range of day-to-day amenities, including schools, supermarkets, independent shops, public houses and medical facilities, together with excellent road links to Shrewsbury, Wrexham and Chester.



SCHOOLING

The property is conveniently situated for access to a variety of schools throughout the surrounding area, including Llansantffraid Church in Wales Primary School, Llanrhaeadr-ym-Mochnant Primary School, Ysgol Pennant at Pen-y-bont-fawr, Ysgol Llanfyllin and Ysgol Llanarmon Dyffryn Ceiriog. Independent schooling is also available within travelling distance at Oswestry School, Moreton Hall and Ellesmere College.

THE PROPERTY

Principal access to this charming cottage is provided by a front door opening into a welcoming Entrance Hall, from where stairs rise to the first floor and doors lead into the ground-floor accommodation. The delightful Reception Room enjoys windows overlooking the front elevation, allowing plenty of natural light to filter through, while a characterful fireplace provides an attractive focal point.

Adjoining is the inviting Kitchen/Dining Room, which offers generous space for both cooking and dining, together with bi-folding doors opening directly onto the gardens, which offers further views across the undulating landscape beyond.

Also located on the ground floor is a useful Store, ideal for everyday household items, and a conveniently positioned Shower Room, fitted with an electric shower, wash basin and WC.

The stairs rise to the first floor, where a generously proportioned Kingsize Bedroom benefits from a fitted wardrobe and a window overlooking the picturesque scenery, creating a bright and restful retreat. Completing the accommodation is a Bathroom, fitted with a panelled bath with electric shower, wash basin and WC.

Whilst offering a traditional cottage aesthetic both internally and externally, the property presently provides a deceptive amount of living accommodation extending to approximately 711 sq ft, however, the generous nature of the gardens may represent possibilities for single or double-storey extensions (subject to LA consent) to meet the needs of larger families.



OUTSIDE

The gardens are a particularly notable feature of the property, occupying an elevated position and enjoying far-reaching views across the adjoining fields and surrounding countryside. Predominantly laid to lawn, they are complemented by mature trees, hedging and established planting, together with attractive stone-edged slate seating terraces adjoining the cottage, providing ideal spaces for outdoor dining and entertaining.

Two useful timber garden stores provide excellent space for the storage of gardening equipment, tools and outdoor furniture, whilst a parking area to the rear offers space for one vehicle and completes the outside space.

W3W

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DIRECTIONS

From Halls, 20 Church Street, Oswestry, proceed out of the town via Upper Brook Street and continue onto Trefonen Road (B4580). Follow the B4580 through Morda and Trefonen, continuing towards Llansilin. On reaching Llansilin, proceed through the village and continue along the B4580 into the surrounding countryside towards Pentrecwn. Turn off the main road by a farm known as Tynewydd and follow the track into the farm. On reaching the stone wall, turn right and continue around the farm, following the roadway until the metallised surface ends and becomes a track. The cottages can be seen from the farm, positioned further up the hillside. Continue carefully along the track, which leads up to the parking area, where Pentrecwm Bach will be found on the right-hand side.

SERVICES

We are advised that the property benefits from mains electric, oil central heating, a private water supply and private drainage.

LOCAL AUTHORITY

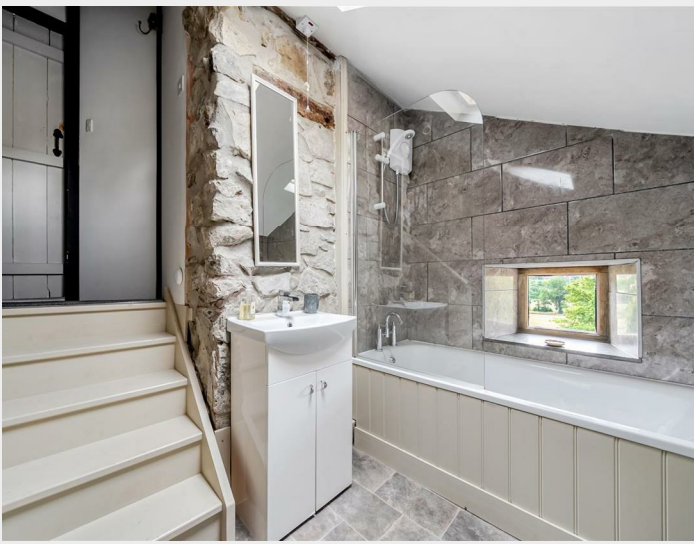
Powys County Council.

COUNCIL TAX

The property was previously listed within Council Tax Band 'C' but is currently subject to business rates.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.



ANTI-MONEY LAUNDERING (AML) CHECKS

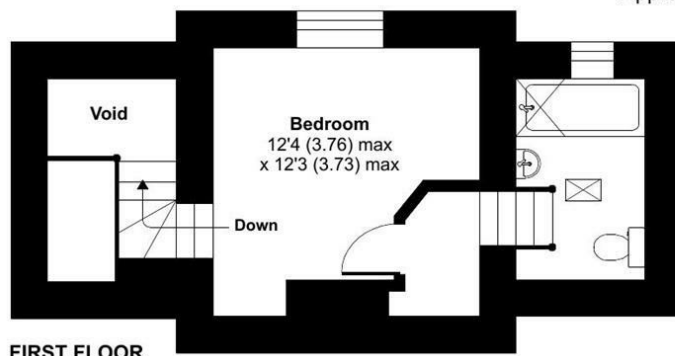
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

VIEWINGS

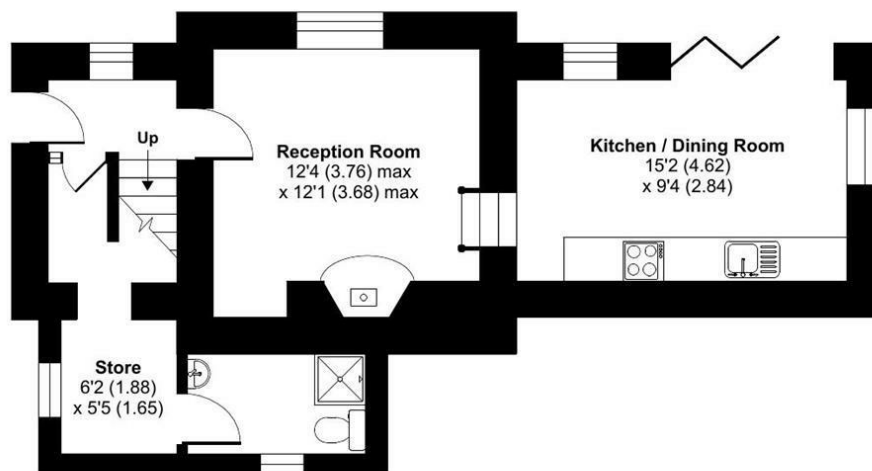
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.

Approximate Area = 711 sq ft / 66 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1509719



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	85
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

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.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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