

# Town & Country

Estate & Letting Agents



**Pen-Y-Parc , Halton, LL14 5BA**

**Offers In The Region Of £395,000**

Town and Country Oswestry offer a very rare opportunity to purchase this truly beautiful country house steeped in history and full of charm and character features. The property sits on a plot that extends to around an acre with extensive gardens, detached two storey garage and various outbuildings. The house is bright and spacious having three reception rooms, large family kitchen, two bathrooms and three double bedrooms. Located at the end of a private lane in a tranquil position, this property is an absolute delight for those wanting peaceful rural living yet still within easy reach of all day to day amenities.



## Directions

From our Oswestry office proceed out of the town onto the Gobowen Road. At the roundabout take the first exit towards Wrexham and Llangollen. Continue to the next roundabout and take the third exit for Wrexham. Proceed along to the next roundabout and take the first left towards Llangollen. At the bottom of the hill take the first left towards Chirk. Take the first left again towards Halton and Black Park. Proceed for half a mile and turn left onto a lane signposted (dead end) Higher barrack Lane. Follow this lane along to the end where the property will be found.

## Accommodation Comprises:



## Hall

A welcoming hall with decorative quarry tiled flooring, stairs off to the first floor, part glazed door to the front, wall lights and radiator. Doors lead off to all rooms.

## Lounge 13'1" x 17'11" (4.00m x 5.47m)



The bright and spacious lounge has a feature brick fireplace with an oak beam over, inset log burner and slate hearth. Also with sash bay window to the front allowing in lots of natural light and overlooking the garden, floorboards, picture rail and a radiator.

## Sitting Room 11'10" x 11'10" (3.61m x 3.62m)



The cosy sitting room has an open fireplace with tiled inset and wood surround, sash window to the side overlooking the gardens parquet flooring, alcove shelving, picture rail and a radiator.

## Dining Room 12'6" x 11'10" (3.83m x 3.61m )



The lovely family dining room has a feature log burner with tiled and wood surround, alcove cupboards, built in glass display and sash window to the side overlooking the gardens. Having parquet flooring, picture rail, radiator and a door to the side.

## Utility Room 9'3" x 7'4" (2.84m x 2.24m)

A very versatile utility room with quarry tile flooring, base units with solid block worktops over, having space for appliances, beamed ceiling and shelving.



**Kitchen/ Breakfast Room 18'4" x 13'2" (5.61m x 4.02m)**



The good sized kitchen/ breakfast room has base and wall units with work surfaces over, stainless steel double sink with mixer tap, plumbing and space for appliances, double eye level oven and electric hob. Also with three windows to the side, part tiled walls and a glazed door to rear hall.

**Rear Hall**

With tiled flooring, radiator and part glazed door to the outside. A door leads to the shower room.

**Shower Room**

The ground floor shower room has been recently updated with a modern double walk in shower with two shower heads, wash hand basin with a mixer tap on a vanity, W/C, tiled flooring with underfloor heating, part tiled walls, heated towel rail, spotlights and an extractor fan.

**Landing**

The bright open landing area has exposed floorboards, a sash window to the front overlooking the gardens, dado rail and a radiator. Doors lead to all the rooms.

**Bedroom One 18'3" x 13'10" (5.58m x 4.24m )**



A large double bedroom with a cast iron fireplace with tiled hearth and wood surround, radiator, sash window to the side, window to the front overlooking the garden.

**Bedroom Two 12'7" x 11'9" (3.86m x 3.60m)**



The second double bedroom has a cast iron fireplace with quarry tile hearth and wood surround, sash window to the side overlooking the garden, built in cupboards, floorboards and a radiator.

**Bedroom Three 9'11" x 11'10" (3.04m x 3.61m )**



The third double bedroom has a cast iron fireplace with quarry tiled hearth and wood surround, sash window to the side overlooking the gardens, floorboards, loft hatch and a radiator.

**Bathroom 7'5" x 9'1" (2.27m x 2.77m)**



The family bathroom comprises a panelled bath, wash hand basin on a vanity, W/C, built in airing cupboard with tank, panelled walls, floorboards, window to the side and a radiator.



## To The Outside

**Garage 10'10" x 19'5" (3.31m x 5.94m )**



The detached two storey brick built garage has an electric up and over door, windows to both the side and rear, inspection put, power and lighting, door to the side and a ladder leading to the first floor. There are two parking spaces in front leading up to the garage.

## Side Elevation



## Gardens



The gardens are a fantastic feature of this beautiful cottage and extend in total to around an acre. A gate and stone wall boundary lead onto the grounds off the lane onto the large lawned and shrubbed gardens with mature trees, bushes and planting. A pathway leads to the front door with a patio area ideal for sitting out leading around to the side of the

property. To the side there is a more formal garden area with box hedging and planted flower beds all enclosed by wrought iron fencing. A pathway leads down the garden towards the outbuildings and gardens beyond. To the left of the path there is a greenhouse and raised flower beds.

## Additional Photo



Wrought iron fencing, path running through garden, greenhouse and raised beds.

## Additional Photo



## Additional Photo





### Additional Photo



### Additional Photo

### Additional Photo



### Additional Photo

### Large Timber Shed 20'9" x 9'3" (6.33m x 2.83m)



The large timber storage shed known lovingly as Rose Cottage has double timber doors, windows to the side and a door to the rear. Adjoining this building is a brick outbuilding.

### Outbuilding 9'9" x 9'9" (2.99m x 2.99m)

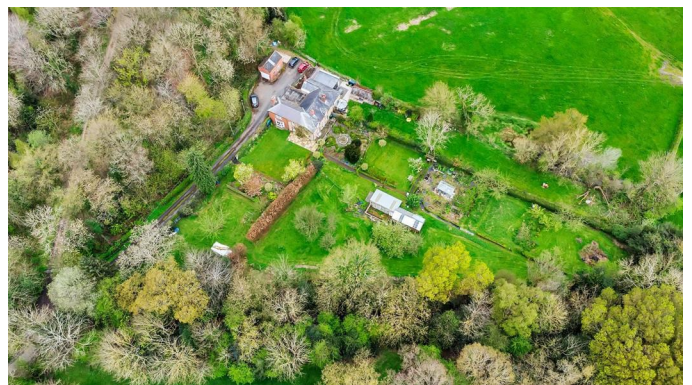


The brick outbuilding is split in two parts with the first part measuring 3.00m x 3.00m leading through to the original potting shed (3.58m x 2.13m) with a quarry tiled flooring, window to the side, door to the front and the original cast iron fireplace. There is also the original foundations and wall of the Victorian greenhouse with piped heating system. To the far end of the garden there is also a wonderful ice house/ vegetable store built under the ground. This would have originally been used for keeping the vegetable fresh. There are further lawned gardens that extend around to the front with two storage containers and gated access to the lane.

### Additional Photo



### Aerial Photo



### Additional Photo

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Wrexham Country Council and we believe the property to be in Band E.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Floor Plan



Total area: approx. 169.3 sq. metres (1821.9 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
 Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk