

# Town & Country

Estate & Letting Agents



Pen-Y-Cae , Llansilin, SY10 7PX

**Offers In The Region Of £425,000**

Town and Country Oswestry are pleased to offer to the market this SPACIOUS, CHARACTER FOUR BEDROOM/ FOUR RECEPTION ROOM DETACHED COUNTRY COTTAGE with ADJOINING CHAPEL which has been partially converted into additional accommodation but still offers lots of scope for further development. The cottage has retained many of its original features throughout to create a beautiful family home in a stunning rural location. There are far reaching views to the rear of the property across the open countryside and hills beyond. The property is within walking distance to Llansilin Village which has a primary school, post office and church.



## Directions

From our Oswestry office proceed up Willow Street and follow this road out of town towards the Old Racecourse. Continue on this road for approximately 6 miles passing through the village of Rhydygroesau and into the village of Llansilin. On entering the village turn right signposted Llanarmon D.C. Where the property will be found on the right hand side approximately 300 metres.

## Overview

This charming country cottage is in a village location which has a Post Office, Church and Primary School within walking distance. The surrounding countryside is ideal for those that enjoy outdoor pursuits. The cottage has many of its original features throughout and adds to its character. To the side of the cottage there is an adjoining chapel which has been partially converted into further accommodation comprising a large open plan reception room, ground floor double bedroom with luxury en suite shower room, first floor landing/study area and double bedroom. To the outside of the property there is a large gravelled area which provides parking for several cars. The gardens have a summerhouse, brick built outhouse, cabin and a greenhouse. There are also old stables measuring 18ft x 12ft adjoining the chapel. To the rear of the cottage there are some beautiful views across the open countryside towards the Welsh Hills and Oswestry borders. The property was re-roofed in 2014.

## Accommodation Comprises

### Hallway

With a stable door to the front, window to the front and tiled flooring. A door leads through to the kitchen/dining room.

### Kitchen/Dining Room 27'7" x 12'8" (8.42m x 3.88m)



This great family space is ideal for entertaining and has a window to the front, a part glazed door leading to the hallway, tile effect flooring, under stairs cupboard, the original beamed ceiling, feature stone

fireplace with a log burner inset and two alcoves. Stairs lead to the first floor and the dining area opens out onto the kitchen. Doors lead through to the sitting room and the lounge, and stairs to the first floor. The kitchen is fitted with a range of base and wall units with work surfaces over, breakfast bar, part tiled walls, range style cooker, chimney extractor fan, two windows to the rear, 1½ bowl sink with a mixer tap, space for a fridge and plumbing for a dishwasher. A door leads through to the rear porch.

## Additional Photograph



### Rear Porch

With tiled flooring, part glazed door to the rear and a window to the side.

### Lounge 17'8" x 13'10" (5.39m x 4.24m)



A lovely bright room having two velux windows to the rear, French doors to the side leading out to the garden, vaulted ceiling, two windows to the front, central wood burning stove on a tiled hearth, two radiators, wall lighting, floorboards and exposed stone walling.

**Sitting Room/Second Reception 11'6" x 18'4"  
(3.51m x 5.61m)**



A very versatile space having the original quarry tiled flooring, feature cast iron fireplace with surround, two double radiators, window to the front and a door to the front. A door leads to the bathroom, utility and into the adjoining chapel.

**Bathroom**



With a window to the rear, p-shaped bath with a Triton shower over and a curved screen, central mixer taps, wash hand basin and mixer tap, heated towel rail, WC, part tiled walls, part panelled walls, vinyl flooring, shaver point and a built-in airing cupboard and storage cupboard.

**Laundry Room 7'10" x 5'6" (2.41m x 1.70m)**

The laundry room has a window to the rear, Belfast sink, plumbing for a washing machine, Firebird oil fired boiler, shelving, heated towel rail, vinyl flooring and a radiator.

**Chapel 20'11" x 15'8" (6.39m x 4.80m)**



The adjoining chapel has been partly converted into a living room/ reception area measuring 6.39m x 4.80m having two windows to the side, a window to the other side, high vaulted ceiling, exposed floorboards and a radiator. Doors lead through to the ground floor double bedroom and luxury en suite shower room. A spiral staircase leads to the first floor with good sized landing/ study area and double bedroom.

**Ground Floor Bedroom 12'11" x 12'11" (3.96m x 3.96m)**



The double bedroom has a window to the side and the rear, a door to the side and a school style radiator.



## En Suite



The well appointed en suite shower room has a window to the rear, double shower cubicle with concealed controls and two shower heads, recessed shelving, extractor fan, low level w.c., heated towel rail, wash hand basin on a vanity unit with concealed wall mounted taps and tiled flooring.

## Chapel First Floor Landing 12'11" x 7'2" (3.95m x 2.20m)

A good sized landing area with a window to the rear and doors leading to the two bedrooms. An ideal area for a home study or office.

## Bedroom One 13'5" x 12'8" (4.10m x 3.88m)



The chapel bedroom has a window to the rear and the side and decorative original detailing from the chapel to the ceiling and the walls. Please note that the room does have restricted head height.

## Bedroom Two 14'9" x 11'10" (4.52m x 3.61m)



A good sized double bedroom with a window to the front, velux window to the rear, sloped ceiling, wood flooring, velux, radiator and a good sized walk in wardrobe with a window. A door leads through to the en suite.

## En suite

The en suite has a shower cubicle with a mains powered shower and two shower heads, wash hand basin on a vanity unit with a mixer tap over, low level w.c, heated towel rail, tiled flooring, spotlights and an extractor fan.

## Bedroom Three 14'8" x 11'5" (4.49m x 3.48m)



The third bedroom is accessed from the staircase leading from the dining room. There is a window to the front, velux window, wood flooring, radiator, walk in wardrobe and a door leading to the en suite.



### En Suite



The en suite has a wash hand basin on a vanity unit with a mixer tap over, heated towel rail, low level w.c., spot lighting, double shower cubicle with two shower heads and concealed controls and part tiled walls.

### Front and Side Gardens

The property is approached off the lane onto the gravelled parking for several cars. The gardens extend around to the side and is lawned and has a gravelled seating area, ornamental pond, purpose built home office/ studio which is fully insulated and has full electrics with glazed doors and has lovely views across the open countryside.

### Home Studio



The home studio is ideal as an office and is fully insulated and has full electrics installed.

### Rear Garden



Gates lead to the rear garden which has a block paved patio, brick built outhouse, Swedish style cabin, artificial grassed areas, greenhouse and stunning far reaching views across the countryside and Welsh hills beyond.

### Additional Photograph



### Stables 18'0" x 12'0" approx (5.49 x 3.66 approx)

An old stable block adjoins the Chapel which provides further scope for development or as a great storage space.

### Rear Elevation





## Views



The property has superb views in all directions and enjoys a quiet rural position on the outskirts of the village.

## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.  
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

## Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - 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.

## 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.

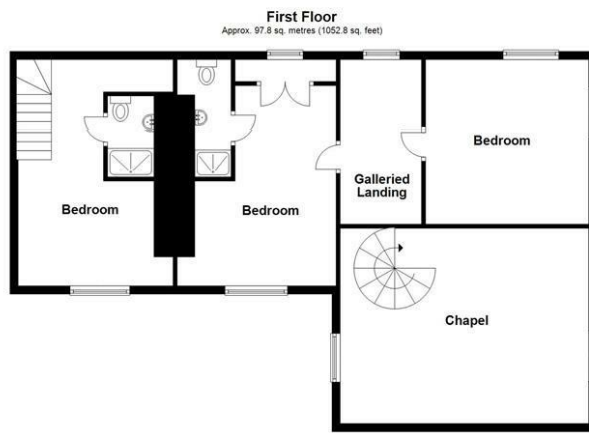
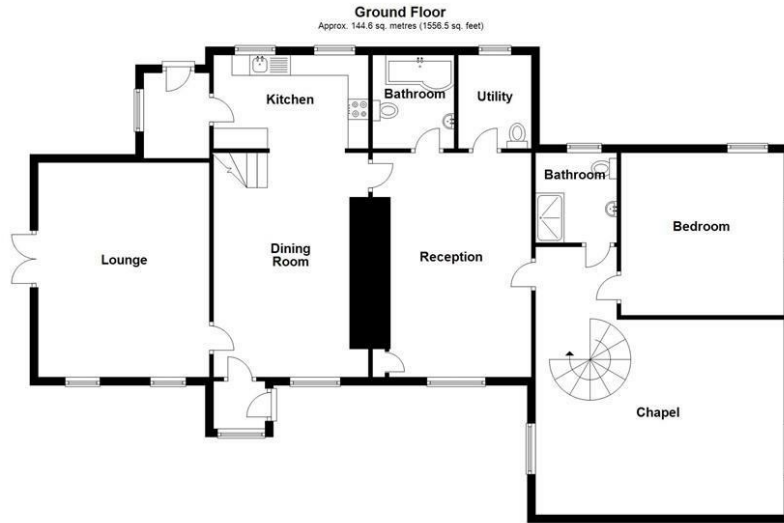
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## Tenure/Council Tax

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

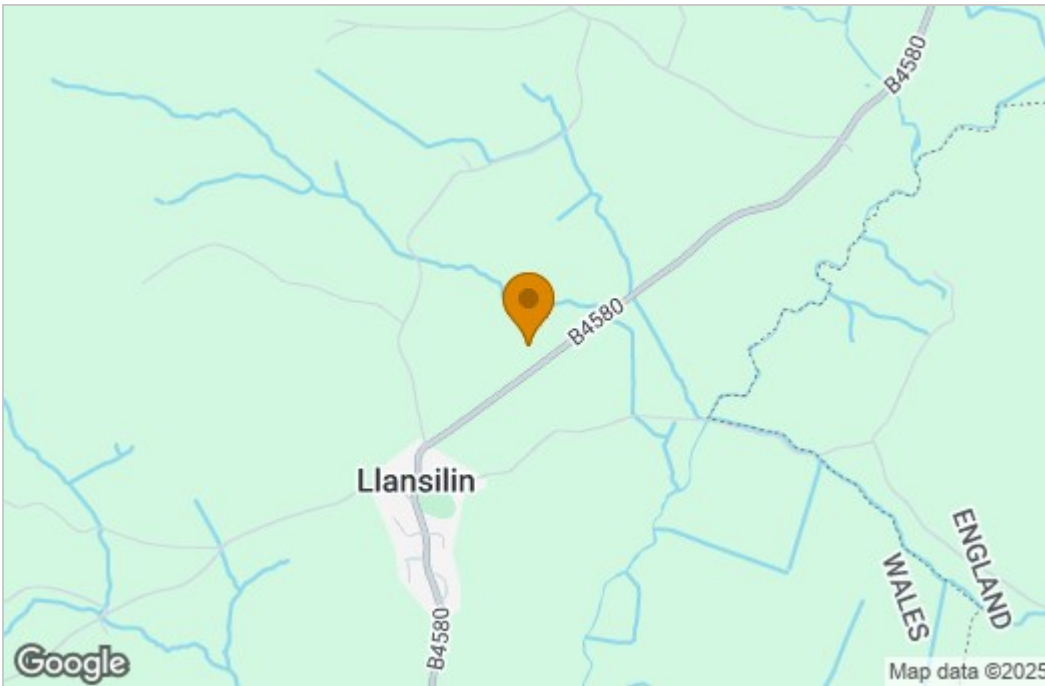
The Council tax is payable to Powys County Council and we believe the property to be in Band C.

# Floor Plan



Total area: approx. 242.4 sq. metres (2609.3 sq. feet)

# Area Map



# Energy Efficiency Graph

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

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