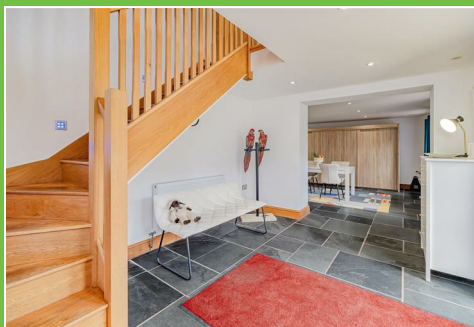


# Town & Country

Estate & Letting Agents



**Pentre Aaron Farm, Weston Rhyn, SY10 7LA**

**£675,000**

A STUNNING SOUTH FACING DETACHED AND SPACIOUS FOUR BEDROOM BARN CONVERSION which has been carefully converted to accommodate natural light and its rural position with a high level of attention to all materials used and the highest quality finishing. Situated in a unique rural location conveniently placed near to the A483 making this an ideal rural retreat with easy access to Chester, Shrewsbury and beyond. With 1.8 acres of surrounding land and a stone barn ideal for a number of uses. A beautiful Family home in a fantastic location - A Must See!



### Directions

From the Gledrid roundabout take the A483 passing the Lion Quays to your left hand side and Moreton Hall School to your right. Proceed 0.5 of a mile taking the next right turning. The access to Pentre Aaron is found on this lane close to the railway bridge. Proceed down the drive, bearing left at the bottom, where the barn will be found to your right hand side.

### Accommodation Comprises:

#### Entrance

#### Dining Room 16'4" x 14'1" (5.00m x 4.31m)



The slate floor continues through to the large dining room, with dual aspect windows to the front and rear, this light room provides ample space for a large dining table or would make a versatile second reception room. Spot lighting completes this room.

#### Dining Room Additional Photograph



#### Kitchen 16'9" x 16'0" (5.13 x 4.88m)



The well appointed kitchen truly is the heart of this country home, with a recently fitted bespoke kitchen which features a generous range of base and wall units with worktops over, sink with mixer tap, wine rack, integrated Neff appliances including an electric oven, combo oven, overhead extractor fan, induction hob, fridge, warming drawer and dishwasher and there is also plenty of space for a dining table. There are French doors which open to the garden.

#### Kitchen Additional Photograph



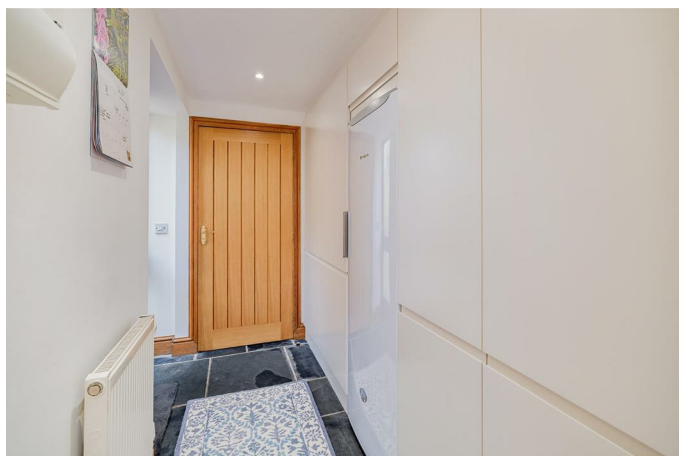
#### Kitchen Additional Photograph



### Kitchen Additional Photograph



### Utility Room



With further wall units matching the kitchen, there is plumbing and space for a washing machine, floor mounted pressurized hot water tank with heating control, slate flooring, and a door to the rear.

### Cloak Room



With W/C, wash hand basin, part tiled walls and an extractor fan.

### Lounge 25'9" x 17'4" (7.85 x 5.30m)

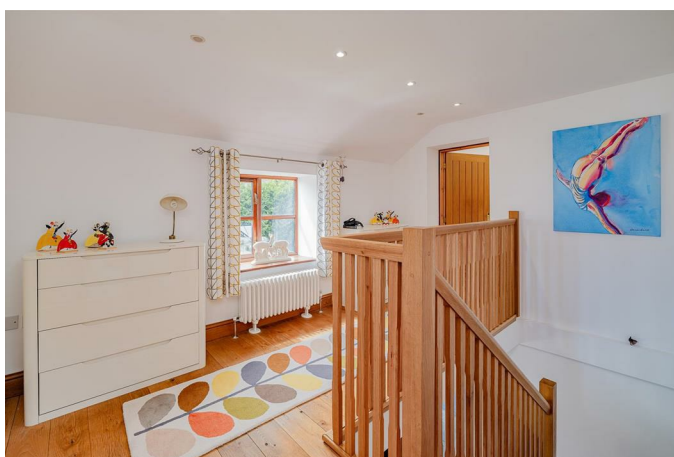


A fantastic room for entertaining or relaxing in with two large French doors to the front which open out onto the patio and garden and flood this reception room with light. With a continuation of the slate flooring and a second oak spindled staircase which leads to the bedrooms.

### Lounge Additional Photograph



### Landing Two



From the staircase located in the lounge, this landing has a solid oak floor, spotlighting and doors to bedrooms three and four and to the shower room. .



### Bedroom Four 12'11" x 10'4" (3.95 x 3.16m)



With a window to the front overlooking the garden, solid oak flooring and fitted speakers.

### Shower Room



With an enclosed fully tiled shower cubicle with electric power shower, heated towel rail, low level W/C, wash hand basin with tiled splashback and an extractor fan.

### Bedroom Three 15'1" x 13'1" (4.60 x 4.00m)

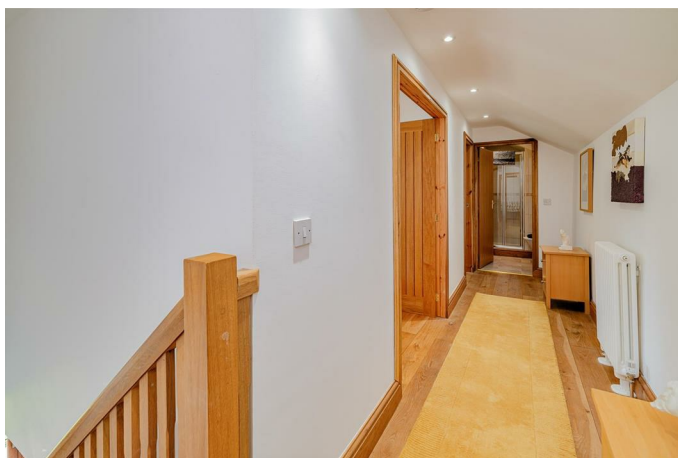


This bedroom features two windows to the front overlooking the garden, oak boarded flooring, Torus skirting boards, and fitted speakers.

### Bedroom Three Additional Photograph



### Landing One



Accessed from the staircase in the entrance hall, the landing has solid oak flooring, downlight and ceiling speakers. Doors lead to bedrooms one and two and the family bathroom.

### Bedroom One 17'5" x 16'1" (5.33 x 4.92m)



The principal bedroom is spacious with a large window to the front overlooking the garden, solid oak flooring, exposed beam adding character, spotlighting and ceiling speakers.



### Bedroom One Additional Photograph



### Family Bathroom Additional Photograph



### Bedroom Two 16'4" x 14'1" (4.98 x 4.30m)



With a window to the front and a window to the rear along with a Juliet style balcony overlooking the paddock. Solid oak flooring and ceiling speakers.

### Family Bathroom



The family bathroom benefits from a modern white three piece suite of a W/C, wash hand basin and a large walk in shower. It also has an extractor fan, ceiling speakers and skylights providing ample natural light.

### Driveway and Parking



The property is accessed from the long driveway which is shared by the neighboring property. This leads to a private driveway which leads to a spacious and secluded area providing parking for multiple vehicles.

### The Gardens



Harlan House has a wonderful south facing garden with potager with a t-shaped greenhouse bordered by a stone wall creating a private and serene garden which enjoys sunlight all day making it perfect for entertaining and relaxing. The side garden with mature trees and shrubs provides a shady spot with an outside water tap located the rear.



## The Gardens

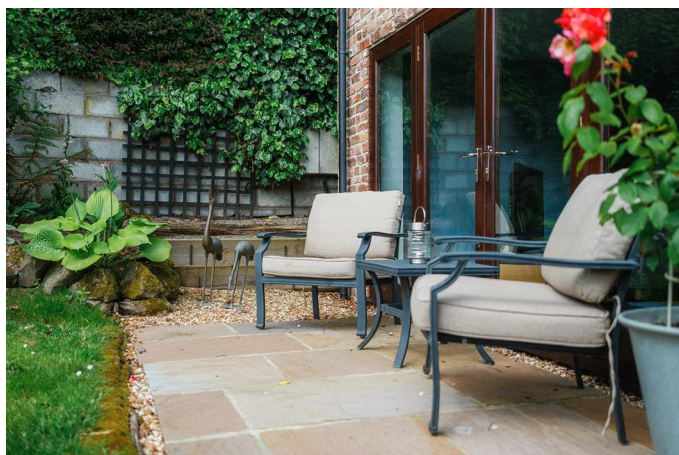


## The Gardens



## The Gardens

## The Gardens



## Paddock



1.8 acres of gently sloping land accompanies the property providing the opportunity to keep livestock or to create a small-holding. There is also the option of connecting water and electricity to the field adding further opportunity.

**Detached Barn 27'7" x 18'0" (8.42 x 5.50m)**



A beautiful detached barn offers versatile options for conversion to a home office, workshop or studio space subject to the necessary planning permissions.

## Garage

## The Location





### **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 Shropshire County Council and we believe the property to be in Band E.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **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.

### **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.

### **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.

### **Additional Information**

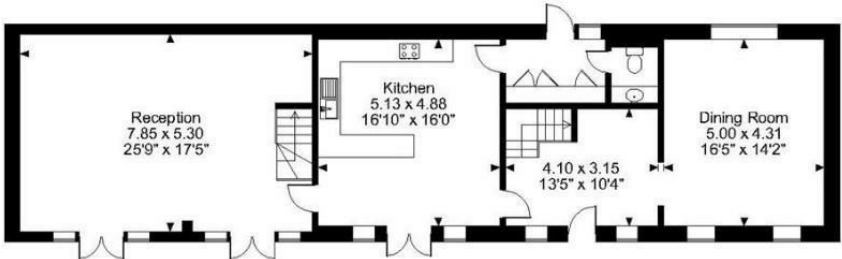
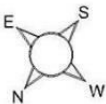
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

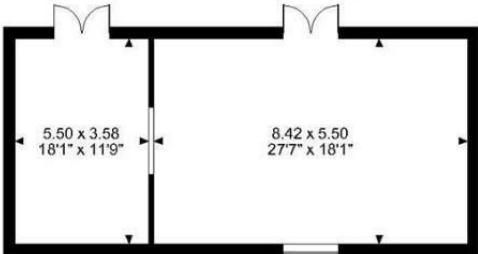
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

Harlan House, Pentre Aaron Farm, Old Chirk Road, Weston Rhyn, Oswestry  
Approximate Gross Internal Area  
Main House = 2363 Sq Ft/220 Sq M  
Barn = 719 Sq Ft/67 Sq M  
Total = 3082 Sq Ft/287 Sq M



Ground Floor



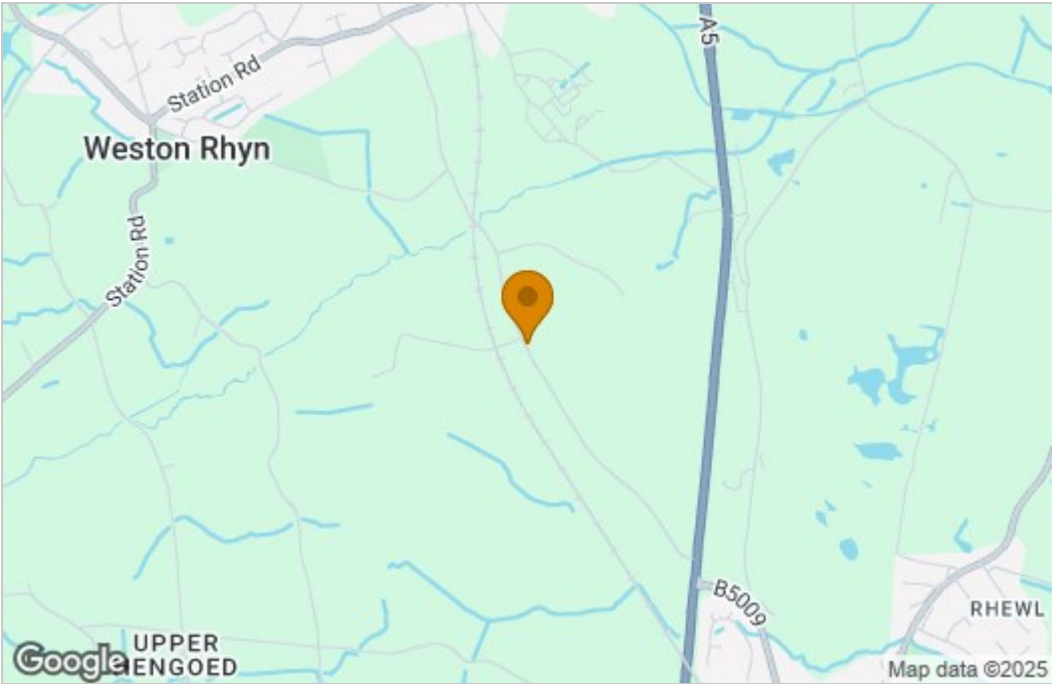
Barn



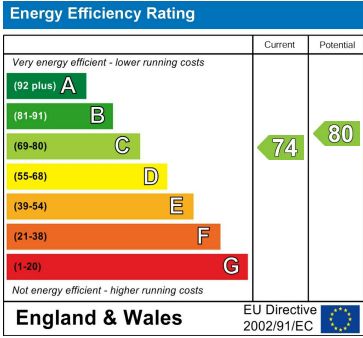
First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8605201/GSM

Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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