

Town & Country

Estate & Letting Agents



Llwyn Onn Ocher , Penybontfawr, SY10 0HN

Auction Guide £327,500

TO BE SOLD VIA ONLINE AUCTION ON THE 25/06/2025. Nestled in the picturesque village of Penybontfawr, Oswestry, this charming, detached house offers a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. Set within an impressive 9.56 acres of land, the property boasts a wealth of potential, making it an ideal choice for families or individuals looking to create their dream home. One of the standout features of this property is the extensive barns, which offer a multitude of possibilities. Whether you envision converting them into additional living space, a workshop, or even stabling for horses, the choice is yours. The expansive grounds provide a serene backdrop, perfect for outdoor activities, gardening, or simply enjoying the peace and quiet of the countryside. The stunning location of Penybontfawr is renowned for its breathtaking landscapes and rich history, making it a desirable area for those who appreciate the great outdoors. With easy access to local amenities and transport links, this property combines rural charm with modern convenience. In summary, this detached house in Penybontfawr presents a rare opportunity to acquire a property with fantastic potential in a beautiful setting. Whether you are looking to invest, renovate, or simply enjoy the countryside lifestyle, this home is sure to impress.

Directions

Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llynclys Crossroads onto the A495. Continue towards the village of Llanrhaeadr and turn left just before the village towards Penybontfawr. Continue on this road for approximately 2 miles until entering the village. Take the turning on the right just before the Railway Public House. Follow this road over the bridge and take the first turning on the left. Follow this lane along for approximately 1.5 miles where the driveway and entrance to the property will be found on the right hand side. Go through the gate and follow the lane up to the house. What three words HEADACHE.DISPENSER.PAPERS.

Accommodation Comprises

The Farmhouse



The farmhouse is located at the top of the development and is Grade II* listed. Parts of the property are unsafe for inspection. We as agents, assume that the first floor offers three bedrooms.

Additional Photo



Hallway



The hallway has a door to the front and doors leading to the lounge, kitchen and the cellar.

Lounge



The lounge has a south-facing window to the front. The floor has perished so inspection was not possible.

Kitchen



The kitchen has the original fireplace with range, quarry tile flooring (beneath the loose carpet in the photo above) and a window to the front.

Additional Photograph



Back Kitchen

The back kitchen has many original features dating back to the 1600's. There is a door to the side and stairs leading to the first floor.

Utility



The utility has a window to the side.

To The First Floor



We as agents were unable to access the first floor so are unable to offer further information regarding the accommodation.

Cellar

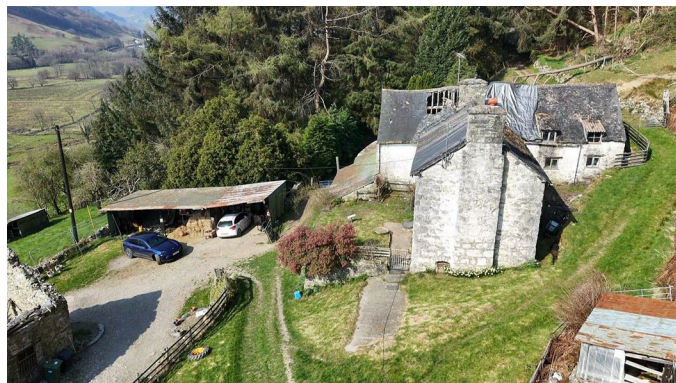
The farmhouse also has a cellar that we as agents have not inspected , but is accessible.

Adjoining Crux Building



To the front of the house there is a further adjoining building that has all the Crux timbers still in place. There is also a stone built shed and outside toilet that adjoins this part of the house.

Carport



There is a three bay carport located to the front of the house with driveway and turning area.

Garage/ Store 17'8" x 16'2" (5.40m x 4.94m)



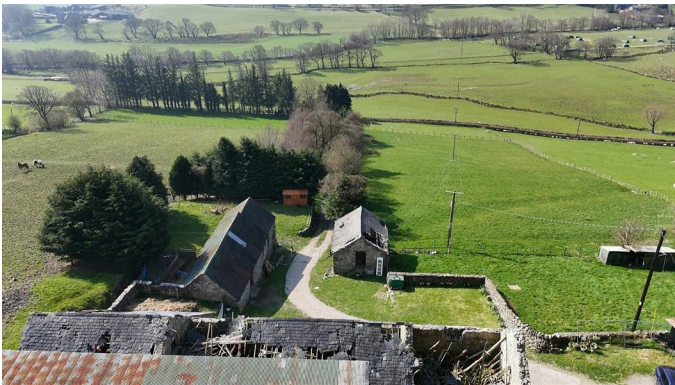
To the far side of the house there is an open area of ground ideal for parking leading to the open fronted stone built garage.

Barns



There is a good selection of stone barns in varying states of repair. The barns are not listed however they do sit within the curtilage of the listed house. The lower barn measures approximately 15.00m x 4.90m and is, in part, two stories. There is a double story barn directly opposite that measures 6.20m x 5.45m. The largest of the barns measures 19.00m x 5.65m and has an open fronted agricultural storage shed to the side measuring approximately 7.00m x 26.60m with rear gated access onto the fields.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Land and Paddocks



The fields and grounds extend in total to around 9.56 acres that is mostly fenced. Part of the land is steep woodland to the rear of the house whilst the lower paddocks are located either side of the driveway. The gated driveway leads off the lane and runs up through the barns and up to the house.

Additional Photo



Additional Photo



Additional Photo



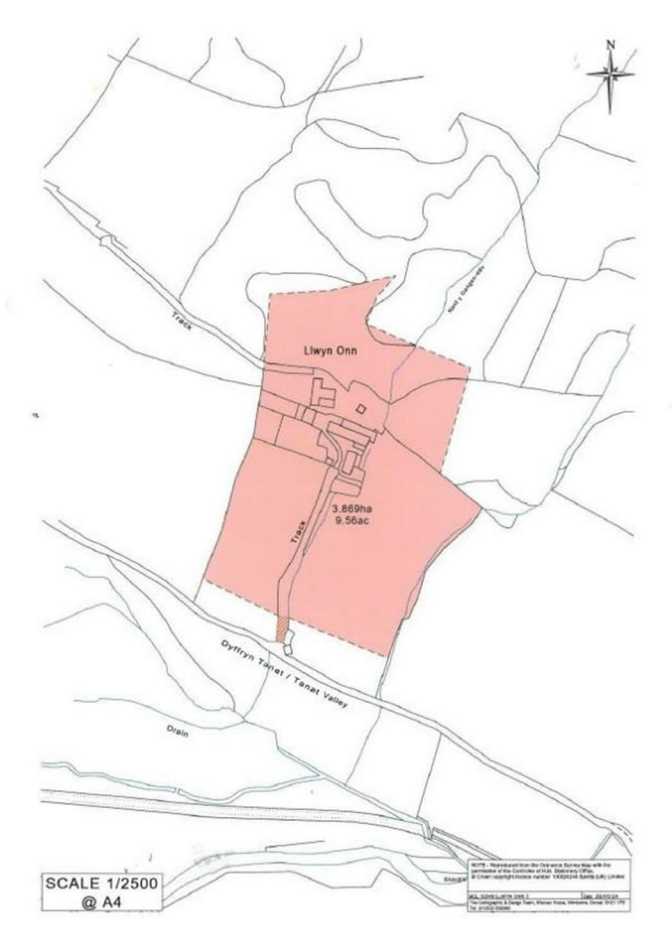
Additional Photo



Location



Land Plan



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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

Guide Price and Reserve Price

Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

To Book a Viewing

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

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.

Services

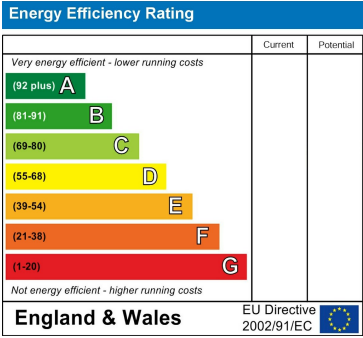
The agents have not tested the appliances listed in the particulars.

Floor Plan

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.