

# Town & Country

Estate & Letting Agents



**Ddol Hir , Rhydygroesau, SY10 7PS**

**Offers In The Region Of £750,000**

WITH LAND!! Nestled in the picturesque village of Rhydygroesau, this stunning detached country cottage offers a unique blend of charm and modern living. Built in 1800, the property has been thoughtfully maintained, showcasing its historical character while providing ample space for contemporary family life. Spanning an impressive 1,658 square feet, the home features two inviting reception rooms and a stunning bespoke fitted kitchen perfect for entertaining guests or enjoying quiet evenings with family. The property boasts three well-proportioned bedrooms, ensuring comfort and privacy for all occupants. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. Set in a beautiful rural location, this home is ideal for those seeking a peaceful lifestyle surrounded by nature. The extensive grounds provide parking for up to ten vehicles, making it convenient for family gatherings or entertaining friends. For equestrian enthusiasts, this property is a dream come true. It comes equipped with fantastic equestrian facilities, including stabling, a menage, and additional outbuildings, catering to all your horse-riding needs. This delightful country cottage not only offers a serene retreat but also presents an opportunity to embrace a lifestyle that many can only dream of. Whether you are looking to settle down in a tranquil setting or pursue your passion for equestrian activities, this property is sure to impress. Don't miss the chance to make this enchanting home your own.



## Directions



From Oswestry take the B4580 to Llansilin continue over the Racecourse following the road through Llawnt. On entering Rhydygroesau proceed before turning right signposted Cefn Canol and Llanarmon D.C. Continue along where the property will be found on the left hand side.

## Location



The property is set within a truly tranquil, rural location with rolling hillside in all directions. Although the property enjoys a country position, Oswestry is only a five minute drive away with good road links connecting the home to larger towns and cities.

## Accommodation Comprises

### Hallway



The hallway has a quarry tiled floor, a window to the rear, stairs leading to the first floor, beamed ceiling,

radiator, a door to the front and doors leading to the boot room and the lounge.

### Lounge 14'6" x 10'5" (4.44m x 3.18m)



The bright yet cosy lounge has two windows to the front with window seating, a focal large inglenook fireplace with a flagged hearth, inset log burning stove, a bread oven and an oak beam over, beamed ceiling, radiator and built in cupboards above the fireplace. A door leads through to the kitchen/ dining room.

### Dining Room 17'7" x 9'11" (5.36m x 3.04m)



The impressive dining room is a great place to entertain having French doors leading out to the rear, window to the side, two modern vertical radiators, spotlighting and a porcelain tiled floor. The dining room opens onto the fabulous kitchen making it a lovely bright family space.



### Kitchen 15'4" x 11'10" (4.69m x 3.62m)



The kitchen is truly stunning and is fitted with a range of hand made painted bespoke solid base and wall units with granite work surfaces over and matching up stands, island unit with a granite work surface, space for a double range oven, integrated extractor fan, feature curved units, part tiled walls, double Belfast sink, space for an American fridge, integrated Miele dishwasher and spotlighting. There is a window to the side and the rear letting in lots of light.

#### Additional Photo



### Boot Room 19'0" x 5'6" (5.81m x 1.70m)



The boot room has a quarry tiled floor, a window to

the front and a door leading out to the rear, radiator, spotlighting, fitted base units with a Belfast sink and mixer tap over, feature diamond stained glass window and doors leading to the cloakroom and utility.

#### Cloakroom

The cloakroom has a window to the side, low level w.c, wash hand basin with a mixer tap over, quarry tiled floor and panelled walls.

#### Utility

The utility has a window to the side, quarry tiled flooring and plumbing and space for appliances.

#### To The First Floor



The bright first floor landing has a window to the rear, side and a window to the front overlooking the garden, spotlighting and built in cupboard housing the central heating boiler. The landing areas also provides an area for a home study and has doors leading to the bedroom and the bathroom.

#### Additional Photo



### Family Bathroom 10'10" x 5'8" (3.31m x 1.75m)



The beautiful bathroom has a window to the rear, radiator, free standing roll top bath with claw feet and Victorian style mixer taps over with shower head, a wash hand basin, low level w.c., tiled flooring, exposed stonework, radiator, part tiled walls and a built in storage cupboard.

### Bedroom Three 11'3" x 9'11" (3.45m x 3.04m)



The third double bedroom has a window to the side overlooking the garden, radiator and a built in cupboard.

### Bedroom Two 13'7" x 10'8" (4.15m x 3.26m)



The second double bedroom has a vaulted ceiling given a real feeling of space, structural timbers,

cast iron fireplace, radiator and a window to the front overlooking the gardens.

### Bedroom One 13'8" x 11'10" (4.19m x 3.63m)



A good sized double bedroom having a window to the side and the rear letting in lots of light, radiator, built in wardrobes offering good storage and a door leading through to the en suite.

### En Suite

The en suite has a wall hung wash hand basin with a mixer tap over, heated towel rail, low level w.c., corner shower cubicle with a mains powered shower, part tiled walls, tiled flooring, illuminated mirror and spotlighting.

### To The Outside



The property is approached through double timber gates that lead over the stone bridge. An oak framed porch with a flagged floor leads to the front door.



## Driveway



There is extensive gravelled parking for a number of vehicles with gated access leading through to the yard and outbuildings.

## Gardens



The gardens are lawned and shrubbed with a stream running through the grounds. A gate leads through to a lower meadow and there is further garden areas located over from the stream running along the roadside. To the side of the house there is a patio area with rockeries and access to the stream and gardens. There is also a decked area off the dining room and steps that lead up to raised garden areas and an area that is currently used for growing vines.

## Additional Photo



## Additional Photo



## Additional Photo



## Additional Photo





### Additional Photo



### Additional Photo



### Additional Photo



### The Yard

A gate leads onto the yard with a greenhouse, shed, outside tap and a range of outbuildings and stabling.

### Tractor Shed



The L shaped tractor shed measures 6.55m x 3.12m with an extra area measuring 5.65m x 2.66m

### Workshop and Storage 18'10" x 10'6" (5.76m x 3.22m)

The workshop has two metal doors, power and lighting and offers a great space for storage and a home workshop.

### Stabling



The property has three stables each with its own access onto the yard. The first measures 3.35m x 3.50m. The second measures 3.42m x 3.48m and the third measures 3.34m x 3.53m.

### Additional Photo





## Outbuildings



There is an open fronted haybarn measuring 3.68m x 3.47m with adjoining workshop measuring 5.48m x 3.59m. There is also a store area to the rear. The adjoining tack room measures 3.66m x 3.56m and has plumbing for a washing machine and boarded out walls. There is also a storage shed to the rear housing the horse jumps and poles.

### Additional Photo



### Additional Photo



## Menage 96'9" x 50'10" (29.50m x 15.50m )



A gate leads through to a purpose built menage just to the top side of the stables. The menage is fully fenced with a carpeted and sand base.

### Additional Photo



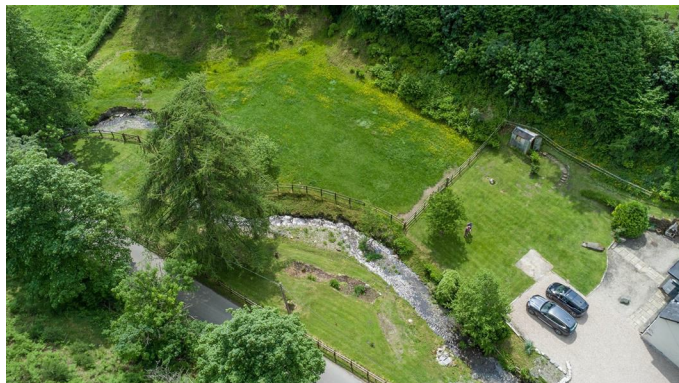
## The Paddocks



The property has approximately five acres of grounds and paddocks. A stone path running to the side of the menage leads up to a paddock. A gate and pathway lead over the stream to a second paddock area running alongside the road. Part of the land is located along the lane and extends to approximately two acres and is fully fenced, has road access and a field shelter.



### Additional Photo



### Additional Photo

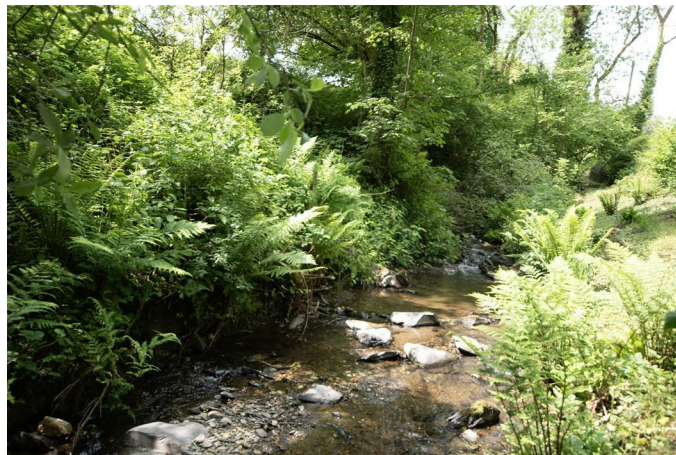


### Lower Parcel Of Land



There is also a further area of land located to the lower side of the property that is accessed along the lane. The area of land is grassed with access to the stream on the boundary.

### Additional Photo



### Aerial View



### Planning Permission

The current owners have had planning permission granted for a two storey extension to the front to create a large living room with master bedroom and en suite bathroom above. Details of the proposal and drawings can be obtained from our office.

### 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.

### 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.

### **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 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.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

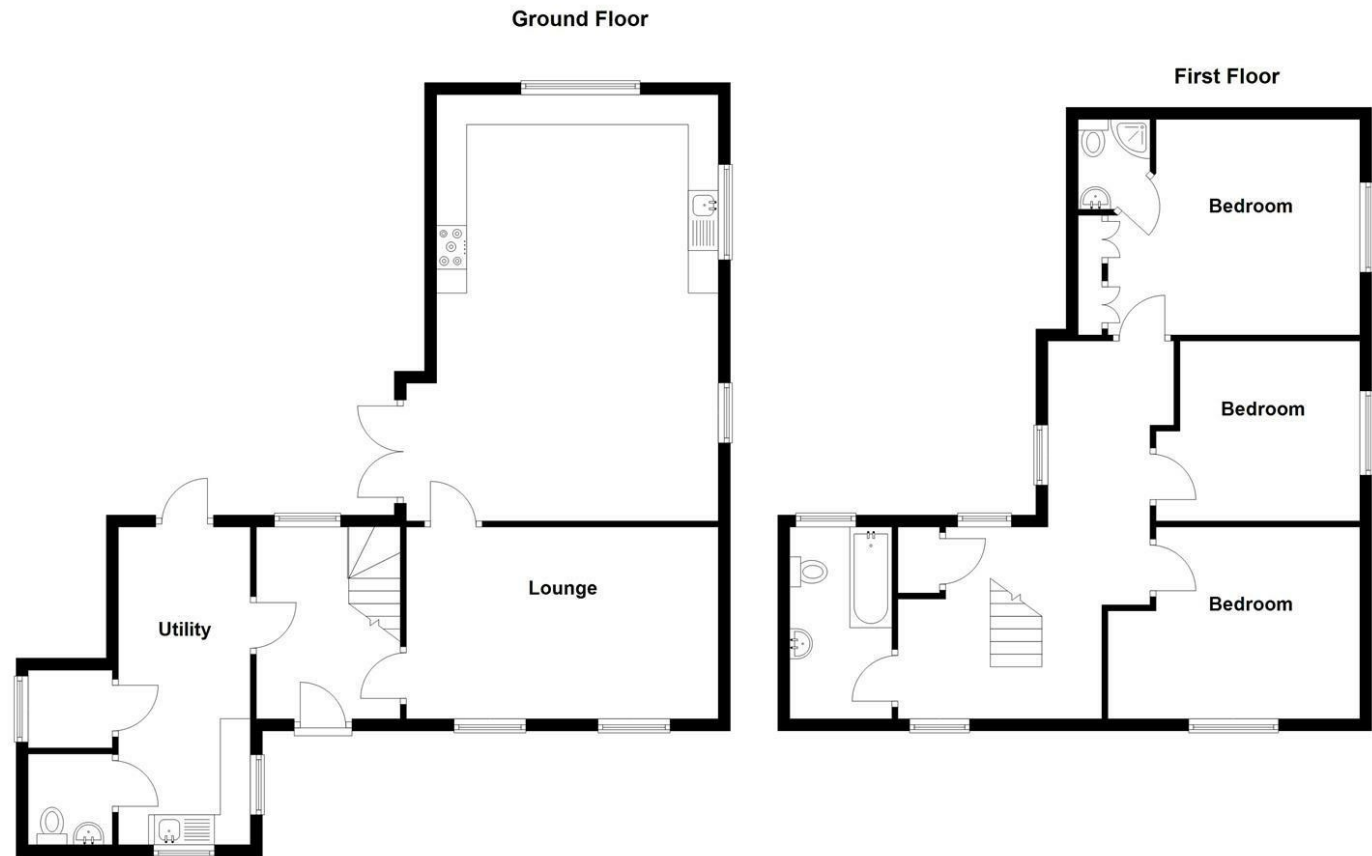
### **Additional Information**

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 must 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.



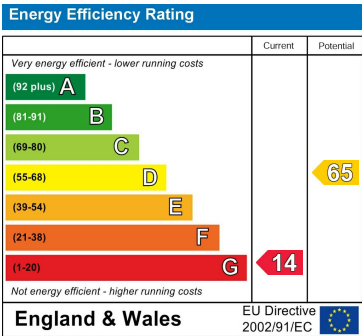
Floor Plan



Area Map



Energy Efficiency Graph



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