

# Town & Country

Estate & Letting Agents



**Hensgubor , Rhydycroesau, SY10 7PT**

**Offers In The Region Of £560,000**

Nestled in the charming area of Rhydycroesau just a short drive from Oswestry, this delightful detached barn conversion offers a perfect blend of modern living and rustic charm. As you enter, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet family evenings. The property features a beautiful, light lounge with windows to both sides taking in the scenery along with four well-proportioned bedrooms, one with ensuite, providing ample space for family members or guests. The barn conversion retains many original features, adding character and warmth to the home. Large windows allow natural light to flood the interior, creating a bright and inviting atmosphere throughout. The layout is thoughtfully designed, promoting a seamless flow between the living areas and bedrooms. Outside, the property is surrounded by picturesque countryside, offering stunning views and a peaceful setting. The garden provides an excellent space for outdoor activities, gardening, or simply enjoying the fresh air. This property is not just a house; it is a home that offers a unique lifestyle in a beautiful location in Rhydycroesau. This is a rare find and is sure to appeal to those seeking a tranquil yet stylish living environment.

### Directions

From Oswestry take the B4580 to Llansilin continue over the Racecourse following the road through Llawnt. On entering Rhydycroesau proceed through the hamlet heading towards Llansilin. The property will be found on the left hand side after approximately 1/2 a mile. The driveway is on the left that leads down to the house.

### Accommodation Comprises;



### Additional Photo



### Kitchen/Dining Room 24'4" x 14'32" (7.42m x 4.27m )



The good sized open plan kitchen/dining room has a vaulted ceiling with exposed beamed ceilings and exposed wooden flooring. The kitchen comprises a range of base units with contrasting work surfaces over, stainless steel sink and drainer with mixer tap and part tiled surround. There is an integrated AEG oven, four ring induction hob and space and plumbing for appliances. There is tile effect flooring to the kitchen area and wall and ceiling light fittings throughout. A part glazed door leads through to the lounge and steps lead down to the bedrooms and bathroom. Doors lead to the two bedrooms and a stable style door leads out to the parking area and gardens.

### Additional Photo



### Additional Photo



### Dining Area

The dining area has a feature cast iron log burner, double glazed french doors with panoramic countryside views and arrow slit style windows to the front and side. Wall lighting and wooden flooring.

### Living Room 12'5" x 13'0" (3.81m x 3.97m)



The good sized living room is bright and filled with light having double glazed patio doors and large panoramic windows with thin aluminium frames to maximise the stunning view and leads out to a decked patio area which enjoys far reaching countryside views of the valley, exposed stonework walling, wood effect flooring and a radiator.

### Additional Photo



### Bedroom Two 9'8" x 8'79" (2.95m x 2.44m )



The second bedroom has a window to the side, radiator and wooden flooring. Access to the roof space by hatch.

### Bedroom Three 9'78" x 5'49" (2.74m x 1.52m )

The third bedroom/ study has a window to the front of the property, radiator and wood flooring.

## Inner Hall



The inner hallway has an oak banister and stairs leading up to the first bedroom and steps leading down to the family bathroom and the fourth bedroom.

## Bedroom One 15'2" x 12'88" (4.62m x 3.66m)



The main, good sized bedroom has double glazed French doors to the side taking in the stunning views, radiator and oak flooring throughout, recess spotlights to the ceiling and wall lighting. There is a range of fitted storage cupboards and an opening leading through into the ensuite area.

## Additional Photo



## Additional Photo



### Ensuite 8'4" x 5'08" (2.54m x 1.73m )



The ensuite comprises a panel bath with central mixer tap and shower head attachment, wash hand basin with vanity unit below and mixer tap over, WC. Shaver point and light, heated towel rail and oak flooring.

### Lower Ground Floor Level

With oak flooring and understairs cupboard for storage. Doors lead to the fourth bedroom and the family bathroom.

### Bedroom Four 15'19" x 9'4" (4.57m x 2.84m )



This good sized bedroom has further double glazed French doors leading out to the gardens, arrow slit style windows on two elevations, telephone point and recess spotlights to the ceiling with a radiator and oak flooring.

### Family Bathroom 8'18" x 7'09" (2.44m x 2.36m )

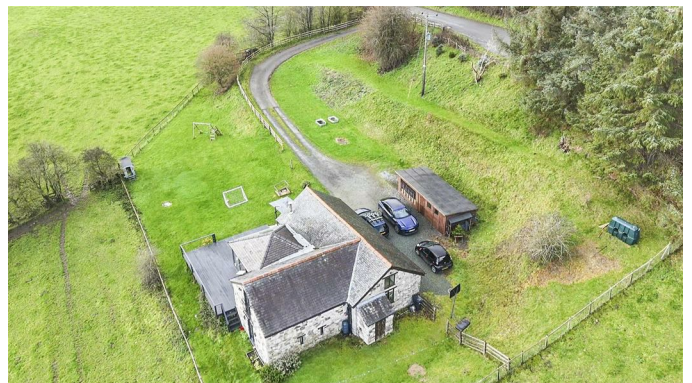


The well appointed family bathroom has a white bathroom suite comprising a corner panel bath with mixer tap and shower attachment, wash hand basin and WC. Double width shower cubicle with two shower head attachments, tiled walls and floor, shaver point and extractor fan. Heated towel rail and arrow slit style window.

### Additional Photo



### To The Outside



The property is accessed through a via a long sweeping driveway leading down to the property providing ample off road parking for several

vehicles. There are extensive lawned gardens and grounds that wrap around the property with a fantastic decked area perfect for entertaining and enjoying the countryside valley views. There is also a useful dog kennel/large double shed located to the side of the driveway.

**Additional Photo**



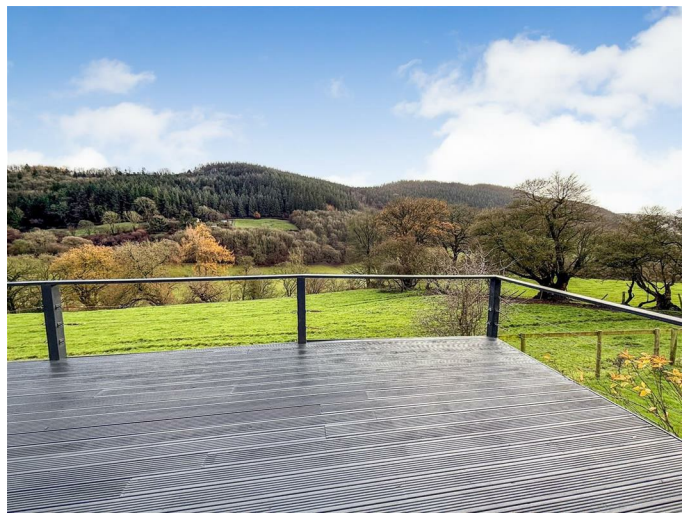
**Additional Photo**



**Additional Photo**



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**Additional Photo**



### Additional Photo



### Additional Photo



### Hours Of Business

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

### 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.

### Services

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

### 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 D.

### 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.

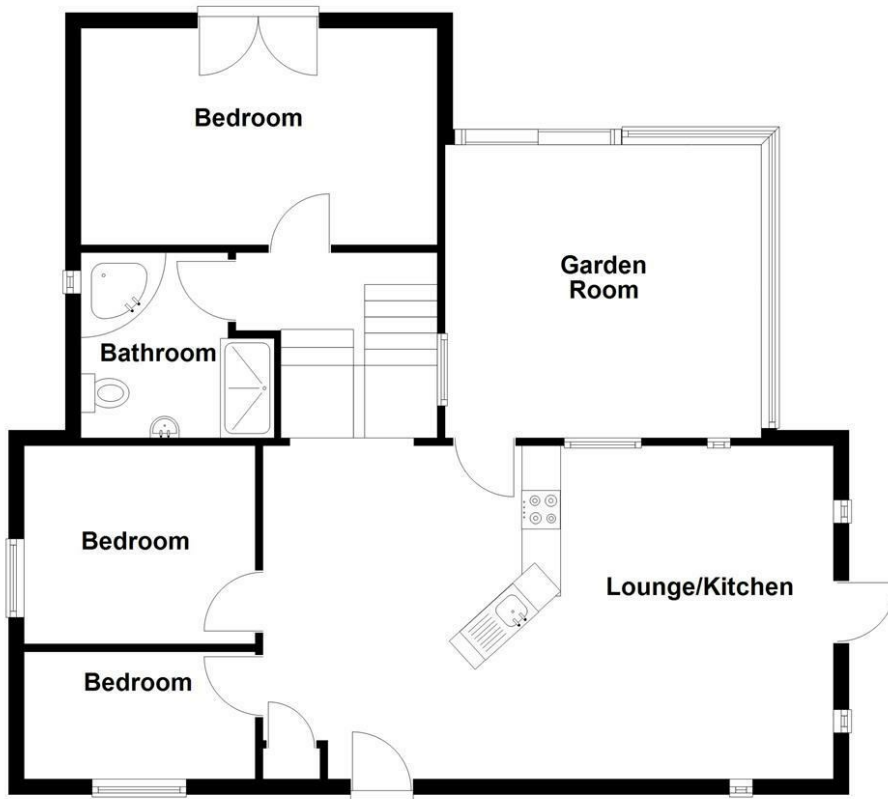
### Town and Country Services

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.

## Floor Plan

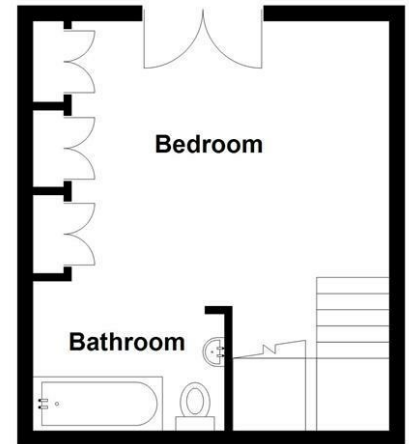
### Ground Floor

Approx. 86.8 sq. metres (934.2 sq. feet)



### First Floor

Approx. 24.6 sq. metres (264.4 sq. feet)



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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