



GLANYRAFON FARM

LLANYBLODWEL | OSWESTRY | SY10 8NF





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Oswestry 6 miles | Wrexham 20 miles | Shrewsbury 20 miles | Chester 28 miles
(all mileages are approximate)

An impressive and characterful country property enjoying a picturesque setting in north west Shropshire close to the Welsh border.

Impressive five bedroom/four bathroom detached country residence with extensive accommodation
Beautiful rural setting with far-reaching countryside views
Spacious reception hall with galleried landing
Self-contained annex ideal for guests, relatives or potential letting
Substantial barn/outbuilding extending to approx. 2,700 sq ft



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Glanyrafon Farm is a highly versatile and characterful country property set within approximately 9 acres, enjoying a picturesque setting in north west Shropshire close to the Welsh border.

The property offers substantial and versatile accommodation together with a detached one-bedroom annexe in the stables, extensive barn and useful outbuildings, making it ideally suited for multi-generational living, lifestyle buyers or those seeking business or leisure potential.

The property provides approximately 6,300 sq ft of total floor area across the principal residence, annexe, garage and substantial barn/outbuilding, providing a rare opportunity to acquire a property of significant scale and versatility within such an attractive rural setting.

SITUATION

Glanyrafon Farm is situated in the Tanat Valley 2 miles from the attractive village of Llanyblodwel, a popular rural location close to the Welsh border and surrounded by the beautiful countryside of North Shropshire and the Tanat Valley.

The nearby market town of Oswestry provides a widerange of amenities including supermarkets, independent shops, restaurants, schools and leisure facilities. The area is particularly well known for its outstanding natural beauty and offers numerous opportunities for walking, cycling and outdoor pursuits.

SCHOOLING

The property is well placed for a range of well-regarded schooling options within the surrounding area. Primary education is available at Morda, Pant, Trefonen and Catholic primary at St Oswald's, Oswestry. Secondary education is provided at The Marches School in Oswestry. The area is also known for its excellent independent schooling, including Oswestry School.



The kitchen/breakfast room is a well-proportioned and practical family space fitted with a range of base and wall units together with ample work surfaces and space for appliances. The room provides space for everyday dining and enjoys pleasant views over the surrounding gardens.

A useful utility room/garage provides additional storage and appliance space together with access to a second garage.

A superb family/games room forms a wonderful feature of the property, boasting a vaulted ceiling with exposed beams and generous proportions. This versatile space could serve as a games room, cinema room, studio or additional living area.

The first floor provides four double bedrooms. The principal bedroom with en-suite is particularly well-proportioned and there are three further rooms, two of which share a Jack and Jill shower room.



GARDENS

The property is approached via electric gates leading into an attractive gravelled courtyard, providing ample parking and access to a central lawned courtyard, from which the principal accommodation and outbuildings are accessed. The gardens surround the property and are mainly laid to lawn with mature trees, hedging and planting, creating a peaceful outdoor environment that is not overlooked by other properties.

LAND

The paddock of 2.38 acres, situated across the road from the residence, is bordered by the River Tanat and crossed by a stream. It comprises a level piece of land suitable for a variety of uses. A little-used public footpath crosses the paddock to a footbridge over the river.

The woodland is a particularly attractive feature, forming a picturesque valley of established and mature trees with a brook running through. The woodland comprises a mix of mature coniferous and deciduous species, including a number of well-established oak trees. A track provides vehicular access to the upper section of the woodland and access to two neighbouring properties.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We are advised that mains electricity and water with water meter are connected, together with septic tank drainage. The septic tank is situated within the grounds of the property and is exclusive to Glanyrafon Farm. Oil-fired central heating is also provided.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - F

FLOOD RISK

The owner advises that the property has never been known to flood.

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DIRECTIONS

From Llynclys on the A483, proceed west on the A495 and then the B4396. The property will be found on the right after approximately 4 miles.



RIGHT OF WAY & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, easements and covenants, whether specifically referred to in these particulars or not. Further details are available from the selling agents.

BOUNDARIES, ROADS & FENCES

The purchaser shall be deemed to have full knowledge of all boundaries and the ownership thereof, and neither the vendor nor the selling agents will be responsible for defining the boundaries or ownership of any fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



