



Underhill Farm, Pant, Shropshire, SY10 9RB

A Grade II Listed, 3-bedroom cottage with approximately 10.09 acres of land, an existing camping enterprise & traditional outbuildings with development potential.

KEY FEATURES

- Uniquely secluded and private holding, nestled below the Llanymynech Rocks
- Charming 3-bedroom detached period cottage with original features throughout
- Approximately 10.09 acres of pasture, orchard and conservation land
- Two ponds, vegetable patch and mature orchard, ideal for self-sufficiency
- Extensive outbuildings with development potential (subject to planning permission), including traditional stone barns (some partially improved for multiple uses) and a Dutch barn
- Established 6-pitch campsite with welfare facilities and campbarn (Application No. 10/02128/FUL)
- Close to Offa's Dyke and excellent walking opportunities within the adjoining nature reserve, with nearby rock climbing, caving routes, river and canal access
- Walking distance to Bryn Offa CofE Primary school, village shop, pub, village hall and bus route, only five miles from the market town of Oswestry
- Close to bridleways and riding facilities including one of UK's leading equine clinics

SERVICES

Grade II Listed - EPC exempt

Council Tax Band: D

Oil-fired central heating

21 roof mounted PV solar panels

Mains electricity and drainage

Freehold with vacant possession

Shropshire County Council





LOCATION

Underhill Farm is located adjacent to the Llanymynech Rocks nature reserve and Heritage Area, in the village of Pant, a desirable community along the A483. The village offers a primary school (Bryn Offa CofE Primary school), pub, post office and village store. A golf course, rock climbing routes, the Montgomery Canal and riding stables are also located just minutes from the property.

Oswestry is approximately five miles away (on a regular bus route with a stop nearby) and offers a wide range of amenities including shops, supermarkets, schools and leisure facilities. The A5 nearby provides excellent access to Shrewsbury, Telford, Wrexham, Chester and the wider Midlands and North West.

DESCRIPTION

Underhill Farm is tranquil smallholding nestled in a beautiful location on the edge of Pant village. This charming 3-bedroom detached cottage, with features dating back to the Medieval period, has been sympathetically restored by the current owners and now offers a rare opportunity to acquire a lifestyle property with land, outbuildings, camping enterprise and superb access to Offa's Dyke and surrounding countryside walks. The approximately 10.09 acre holding includes paddocks, an orchard, wildlife ponds, conservation areas and a mix of agricultural and diversified buildings, including a camping field and welfare facilities.

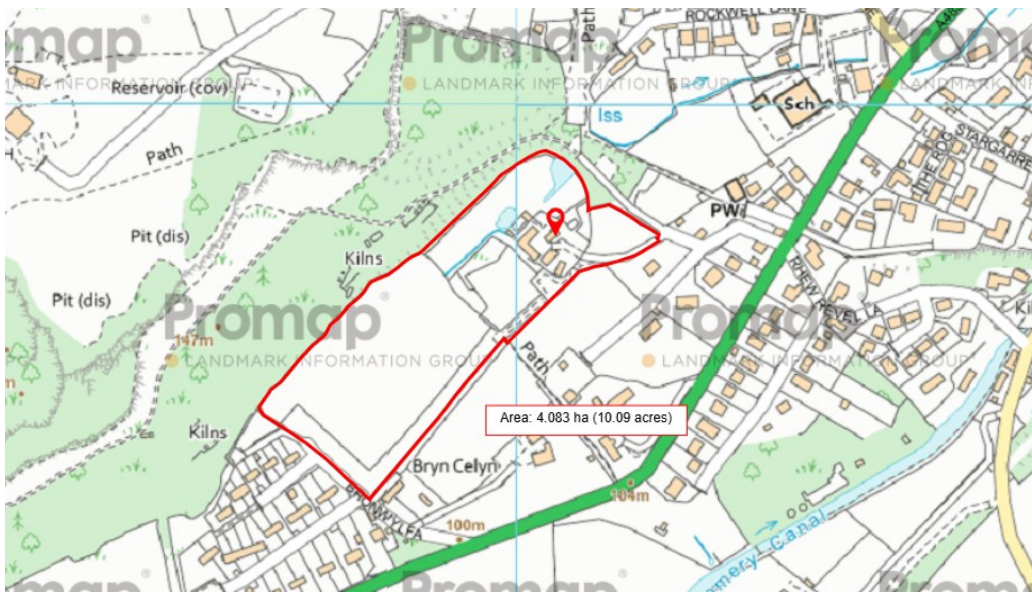
This attractive Grade II Listed cottage offers flexible accommodation across two floors. The ground floor comprises a reception hall, dual-aspect living room with an original inglenook fireplace and woodburner, snug with exposed timbers, kitchen with pantry, downstairs shower room, cloakroom and an external laundry room. Upstairs are three double bedrooms, all with exposed timbers and wooden floors, along with a family bathroom.



Externally, the property is set within a traditional yard layout with large barns on three sides offering additional parking. It benefits from a garage and adjoining workshops, plus a lawned garden to the front and a good sized vegetable and fruit plot to the side and rear. The holding is currently managed for nature conservation and livestock grazing, and features a highly productive five-acre hay field with surfaced track access. Additional features include small woodland areas, a mature orchard, various fruit trees, a soft fruit area, a garden shed and greenhouse, a large vegetable garden and a marsh with two sizeable wildlife ponds.

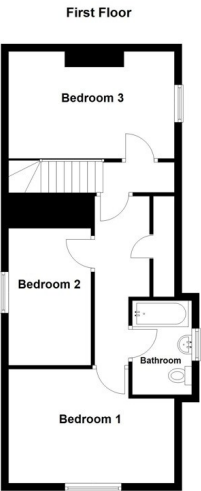
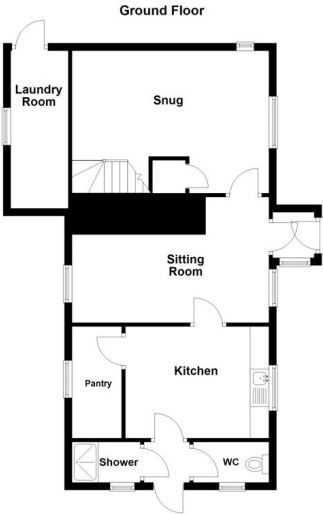
A key feature of the property is its extensive range of outbuildings, including a part insulated traditional stone barn, a Dutch barn and various additional structures. These offer excellent potential for a variety of agricultural, commercial or leisure uses. They also offer great scope for development subject to the relevant planning permissions. One of the outbuildings is fitted with 21 roof mounted PV solar panels which supply the property.

The layout of the land and buildings supports the existing camping enterprise, with planning permission in place for a dedicated campsite accommodating up to six tents, complete with a toilet/shower block, washing-up facilities and a camp barn (Application No. 10/02128/FUL). There is additional hard standing/parking area for visitors with a separate access.

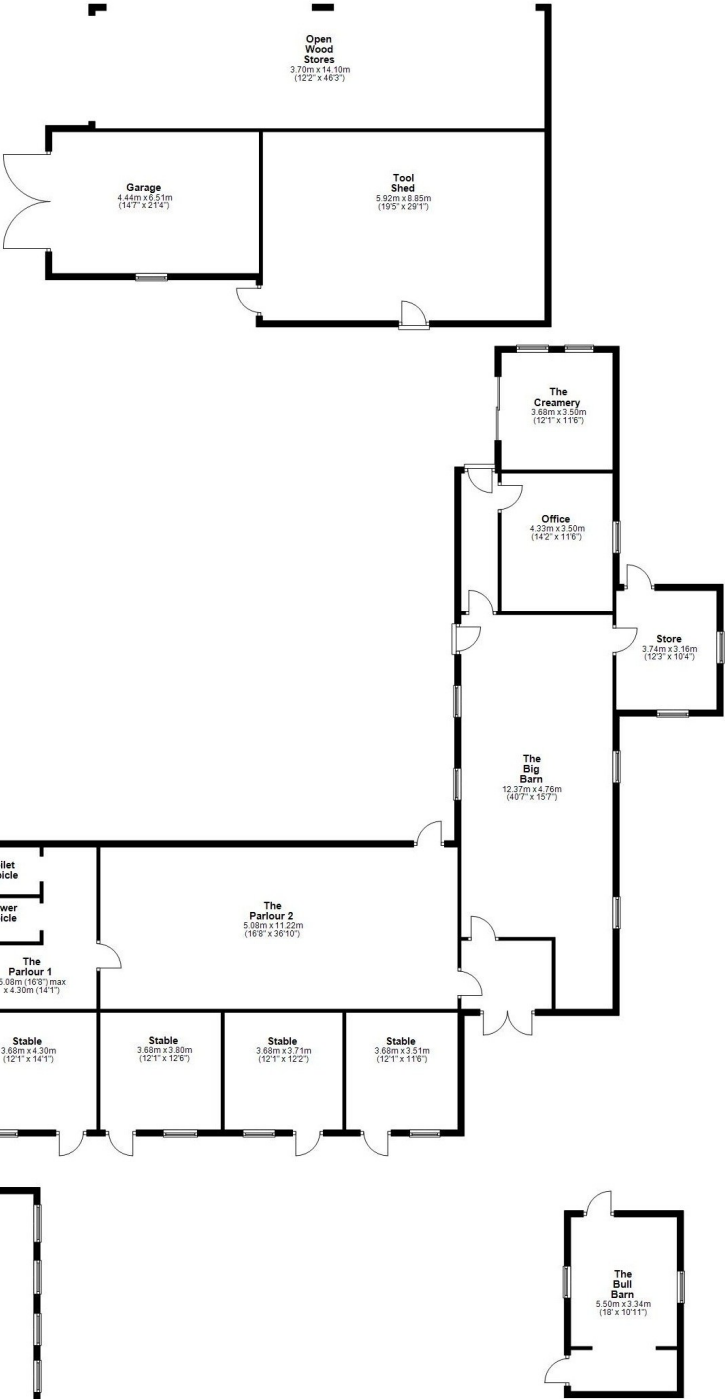




Underhill Farm Floorplans



Total area: approx. 120.8 sq. metres (1300.3 sq. feet)



Total area: approx. 548.3 sq. metres (5901.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com Direct Dial 07873 205 007

Plan produced using PlanUp

DIRECTIONS

From Oswestry take the A483 towards Welshpool, continuing through Llyncllys and into Pant. After passing The Cross Guns public house, turn right into Underhill Lane. Continue on this lane and turn left at the sign for Underhill Farm.

WHAT3WORDS ///botanists.regulator.migrate

VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only.

Please contact Richard Corbett or Millie Hinds at our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

01691 655334

**Roger
Parry
& Partners**



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.