





Pentre Ucha Llansilin, Oswestry, SY10 7QH  
Offers In The Region Of £595,000

An imposing Grade II listed period cottage including generous mature gardens set in a lovely commanding position with stunning views. The property has undergone a programme of refurbishment by the current owner, whilst retaining original features. In brief the accommodation affords entrance hall, open plan kitchen/dining/living area, lounge, pantry and utility with cloakroom. To the first floor are two double bedrooms both being ensuite. There is a detached stone annexe offer family accommodation, detached workshop and beautiful extensive grounds.





Floor Plan  
(not to scale - for identification purposes only)



**LOCATION**

The property is located in a slightly elevated position on the outskirts of the semi rural village of Llansilin. The house is set fairly centrally in its gardens and grounds and offers stunning views being located at the foot of Moel y Gyrn.

The village itself, is beautifully positioned overlooking the Cynllaith valley and is surrounded by stunning unspoilt countryside, which is well known in particular for its country pursuits including walking. The village provides a selection of basic amenities including a pub, primary school, church and community hall. More comprehensive amenities can be found in the market town of Oswestry (approx. 6 miles)

**ENTRANCE HALL**

With tiled flooring and beams to ceiling. Radiator, ceiling light and doors into pantry and under stairs storage.

**UTILITY**

9'4 x 6'4 (2.84m x 1.93m)

Useful room with low level WC, porcelain basin with mixer tap, work surface and void below for washing machine. Two windows to the front, beams to ceiling, ceiling light, floor mounted boiler, radiator and tiled flooring.

**OPEN PLAN KITCHEN/LIVING**

A real feature to the property offering open plan living, with triple aspect making this a beautiful light and airy room, taking full advantage of the garden and countryside views.

**KITCHEN AREA**

15'8 x 11'1 (4.78m x 3.38m)

Rustic kitchen with Oak worktops and cupboards with storage below. Inset sink with mixer tap and drainer below a window overlooking the garden, exposed stone walls and beams to ceiling.

**DINING AREA**

9 x 9'5 (2.74m x 2.87m)

Continuation of Oak floor and double doors opening onto the decking area. Beautiful views from here looking out onto the garden and beyond. Beamed ceiling, ceiling light, wood burner, window to the rear and Velux. Steps down;

**HOBBY ROOM**

9'4 x 17'3 (2.84m x 5.26m)

Further space ideal for an office or crafts room. Door opening to the side patio and rear, oak flooring, ceiling light, and exposed beams.

**LOUNGE**

16'6 x 20'5 (5.03m x 6.22m)

Full of character with outbuilt stone inglenook with beam over and inset wood burner, exposed beams to ceilings, windows to the front and side elevations and front door. Continuation of Oak flooring, ceiling light, radiator and stairs to first floor.

**FIRST FLOOR****BEDROOM ONE**

16'8 x 21'1 (5.08m x 6.43m)

Impressive double bedroom with windows to front and side aspects capturing the beautiful open countryside, exposed beams to ceilings, exposed stone wall, built in wardrobe and shelving, ceiling light and radiator.

**ENSUITE**

7'11 x 11'3 (2.41m x 3.43m)

Five piece suite with jacuzzi bath, enclosed shower with tiled surround, WC, bidet and wash hand basin. Beams to ceiling, window to the side with beautiful views, lighting, and wood flooring.

**BEDROOM TWO**

9'6 x 11'10 (2.90m x 3.61m)

Double room with window to the side and rear elevations, wood flooring, radiator and ceiling light. Built in storage cupboard.

**ENSUITE**

7 x 4'8 (2.13m x 1.42m)

Fitted with an enclosed shower cubicle and tiled surround, vanity unit with wash hand basin and low level WC. Window to the side, wood flooring and ceiling light.

**ANNEXE**

An ideal space for potential use as a holiday let with necessary permissions, or for family and friends.

**BEDROOM**

11'4 x 10'4 (3.45m x 3.15m)

Ground floor bedroom with windows to the front and side elevations, ceiling light, and beams to ceiling.

**KITCHENETTE**

10'3 x 6'10 (3.12m x 2.08m)

fitted with a work top and void below for storage, inset sink with mixer tap and drainer, window to the side, ceiling light and door into;

**SHOWER ROOM**

5'4 x 6'6 (1.63m x 1.98m)

Enclosed shower cubicle, low level WC and vanity unit with wash hand basin. Window to the front, ceiling light and heated towel rail.

**FIRST FLOOR ROOM**

10'9 x 12'6 (3.28m x 3.81m)

With part vaulted ceilings, window to the front and ceiling light. Potential for a further bedroom or craft room.

**EXTERNAL**

The property is set in the most delightful, extensive and established plot which is surrounded by open countryside. Approached over a track to a gated access which provides ample parking for vehicles and which is bordered by well stocked flower shrub and herbaceous beds.

**GARDENS**

The Gardens truly are a stunning and wonderful feature of the property, having been lovingly created and landscaped over the years by the current owners. The front provides an area laid to lawn with sitting area surrounded by established borders.

To the Rear of the property is a lovely decked sun terrace, immediately adjacent to the dining room and is perfect for those who love to dine alfresco with a well stocked rockery which then leads onto the rear garden which is laid mainly to lawn with inset specimen trees and from where this are lovely rural aspects over adjoining countryside and Hills.

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Going around there is a walk way leading to a woodland area with a stream running through - a real sense of tranquility.

#### WORKSHOP & OUTBUILDING

8'4 x 8 (2.54m x 2.44m)

Detached workshop offering ample storage with powering and lighting.

There is a further stone built outhouse which is used as the pump house with the water filtration system in.

#### PARKING AREA

To the front of the property is parking and turning point.

#### Agent Note

##### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that the property has mains electric, oil central heating, private water and septic. We understand the Broadband Download Speed is: Standard 16 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low for Flooding from rivers and for Flooding from surface water and small watercourses High., although the vendor has informed is she has had no issues. We would recommend this is verified during pre-contract enquiries.

##### COUNCIL TAX BANDING

We understand the council tax band is Powys F. We would recommend this is confirmed during pre-contact enquiries.

##### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



**General Services:** Oil central heating, septic tank, spring water and mains electric

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** To be confirmed

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU  
[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



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.