Roger Parry & Partners

Summer Barn Hirnant, Penybontfawr, Oswestry, SY10 0HP

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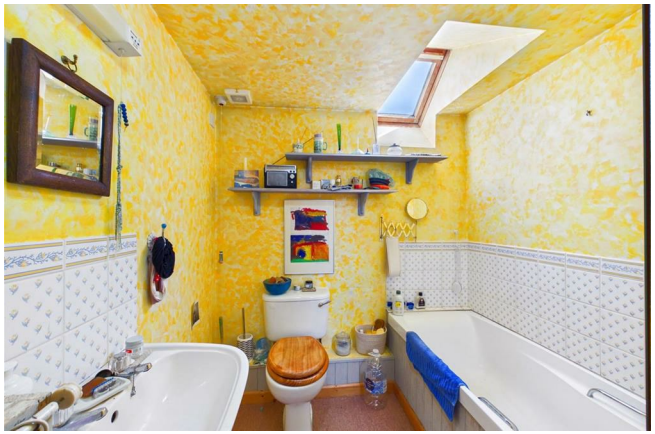
Offers In The Region Of £450,000

Summer Barn is a distinguished three bedroom detached property located in an elevated position overlooking the Berwyn Mountains near the village of Penybontfawr. The property retains many original features — from exposed beams, thick stone walls and deep sills. In brief the accommodation affords Entrance hall, living room, dining room, kitchen, utility, shower room and workshop. To the first floor are three bedrooms, bathroom, ensuite and a office/gallery. Externally there is private parking and lawn gardens.



LOCATION
Nestled within the quiet, unspoilt hills of Hirnant, a rural hamlet in the Tanat Valley, near the edge of Eryri (Snowdonia) National Park. Surrounded by sweeping moorland, rolling farmland, and forested hills, it offers a truly tranquil setting with miles of scenic trails and cycling routes right from the doorstep. Despite its seclusion, the property is just a 5 minute drive from Penybontfawr, which provides local amenities including a community shop, pub, and primary school. The historic border town of Oswestry lies approximately 30 minutes away and offers a wider range of shops, restaurants, schools, and healthcare. Lake Vyrnwy and Bala are within easy reach for watersports and day trips, while the coastal towns of North Wales are accessible for extended excursions.

ENTRANCE HALL
10'2 x 4'8 (3.10m x 1.42m)
Through wood and glazed double doors, tiled flooring, stairs to first floor, ceiling light and doors off too;

LIVING ROOM
21'10 x 14'6 (6.65m x 4.42m)
A beautiful room full of character, with beamed ceilings, windows to the front with deep sills overlooking the garden and beyond, raised log burner with brick built fire surround, ceiling lights and radiator.

DINING ROOM
12'3 x 9'9 (3.73m x 2.97m)
With window to the rear, built in storage cupboard, beamed ceilings, ceiling light and radiator.

KITCHEN/ BREAKFAST ROOM
14'10 x 14'2 (4.52m x 4.32m)
Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a window to the rear. Integral oven and four ring gas hob with extractor fan above, and void for further appliances. PArt tiled walls, tiled flooring, ceiling light and window to the front overlooking the garden. Door into;

UTILITY
7'1 x 9'10 (2.16m x 3.00m)
A useful space with base units with work tops over, sink with mixer tap and drainer and space below for further appliances. Continuation of tiled flooring, stable door to the rear, window to the rear, ceiling light and radiator. Door into;

SHOWER ROOM
7'1 x 3'11 (2.16m x 1.19m)
Mira electric shower, low level WC and wash hand basin. Window to the front, tiled flooring, radiator and ceiling light.

WORKSHOP / FORMER GARAGE
16'2 x 14'6 (4.93m x 4.42m)
Previously the garage, the recent owner has utilised the space as a workshop/craft area with wood framed double doors to the side, window to the front, and ceiling light.

FIRST FLOOR
Split landing with built in storage cupboard, windows to the rear, and ceiling light. Doors off too;

BEDROOM ONE
13 x 9'8 (3.96m x 2.95m)
Double room with windows to the front and side elevations, built in storage cupboard, ceiling light and radiator. Door into;

ENSUITE
8'10 x 4'4 (2.69m x 1.32m)
Enclosed shower cubicle, low level WC and was hand basin. Window to the rear, ceiling light and radiator.

BEDROOM TWO
12'7 x 10'10 (3.84m x 3.30m)
Double room with window to the front with beautiful views, ceiling light and radiator.

BEDROOM THREE
12'11 x 10'9 (3.94m x 3.28m)
Double room with window to the front, ceiling light and radiator.

BATHROOM
3'3 x 11'4 (0.99m x 3.45m)
three piece suite comprising panelled bath with shower attachment, low level WC and was hand basin. Skylight, ceiling light and radiator.

OFFICE/STUDIO
24'5 x 14'7 (7.44m x 4.45m)
Beautiful room with exposed A frame beams, skylights to front and rear elevations, and built in storage cupboards. This room has potential to be a fourth bedroom, games room or keeping it as an office and studio. It is on two levels, with power and lighting.

EXTERNAL
The property is approached through wooden gates offering a parking area. The garden is mainly laid to lawn with a variety of plants and fruit trees with an open aspect over the fields and farmland. Patio area and pond. To the rear is a walkway giving access to the back door and storage areas.

NOTE
Please note this property is going through probate. Probate has not yet been granted.

There is a barn adjoining the boundary that is not included within this ownership/sale. (It is photographed in the main photo showing on the left)

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

SERVICES
We are advised that mains electric is provided. Private water supply from a spring, oil central heating and private drainage. We are unsure where the septic tank is located. We understand the Broadband Download Speed is: Standard 11 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING
We understand the council tax band is G - Powys. We would recommend this is confirmed during pre-contact enquires.

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.

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

Ground floor

Floor 1

Approximate total area(1)

204.3 m²

2196 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys
Council Tax Band: G
EPC Rating: D
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.

Directions:

WHAT3WORDS: ///stretcher.verse.rapport This takes you to the lane, there will be a house name of 'Cwmwr Isaf ', proceed up the lane, you will pass a house on the right, then slight right to a cattle grid where the entrance to Summer Barn will be.

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

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 t o 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 s hould 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 b een 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.