Roger Parry & Partners

Henstent, Llangynog, Oswestry

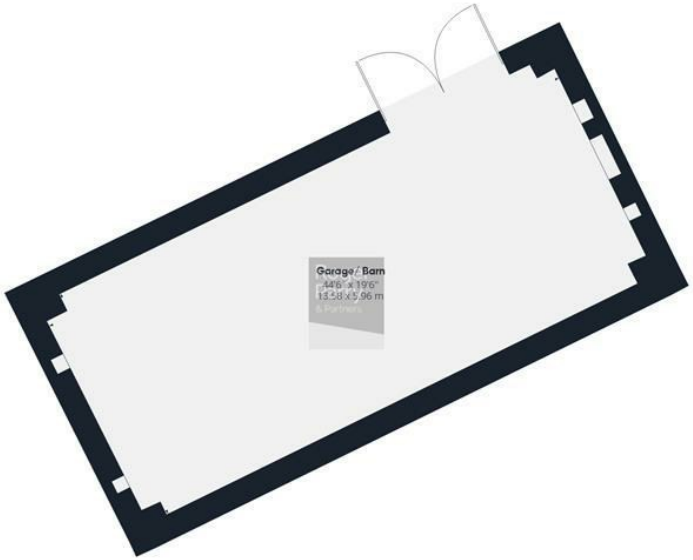
Henstent, Llangynog, Oswestry
£500,000

NO ONWARD CHAIN. THREE BEDROOM DETACHED HOUSE WITH OUTBUILDING.
Henstent is a former farmhouse which has been tastefully upgraded to offer spacious and characterful accommodation. The cottage has a wealth of character with exposed ceiling and wall beams, beautiful views of the nearby Berwyn Mountains and is set back from the road offering ample parking. In brief the accommodation affords entrance hall, living room, lounge, kitchen/diner and utility room. to the first floor are three bedrooms, bathroom and ensuite. Externally there is a driveway leading up to the house with gravelled parking area, sizeable gardens, and a detached barn.

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

Ground floor Building 1

Floor 1 Building 1



Ground floor Building 2

Floor 1 Building 2

Approximate total area(1)

2716 ft²

252.4 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

LOCATION
Located near the village of Llangynog with its village hall, bowling green, two public houses, and local church. There is a medical clinic in Llanfyllin with further amenities available in the popular market towns of Oswestry and Welshpool, both boasting a wide range of hotels, restaurants, and cafes, major retailers as well as an eclectic mix of independent stores, together with an array of leisure facilities.

Llangynog is a beautiful area especially if you are into your hill walking and outdoor pursuits. The Berwyn Mountain range are lower then the Snowdonia peaks so tend to be a little less busy. However, the topmost peaks are rugged and have a distinctive character. Nearby towns include Llangollen and Corwen, which are popular tourist destinations.

ENTRANCE
Oak entrance door, exposed beams to ceiling and timber walls, tiled floor, spotlighting and stairs to first floor.

LIVING ROOM
13'2 x 15'1 (4.01m x 4.60m)
A beautiful room with "Morsó" multi fuel burner, exposed timber frame & ceiling beams, radiator, double glazed window to the front with slate sill & views overlooking the garden and beyond. Door into the hall and kitchen.

LOUNGE
11'5 x 15'2 (3.48m x 4.62m)
With an impressive inglenook fireplace with oak beam & inset multi fuel burner, beams to ceiling, wall lights, built in cupboard, radiator, double glazed with with slate sill & views to the front.

KITCHEN
17'5 x 13'5 (5.31m x 4.09m)
Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, and central island. Feature Inglenook fireplace fitted with storage cupboards and built in double oven & hob. Plumbing for dishwasher, radiator, double glazed window to the side, tiled flooring and opening into the utility area.

UTILITY
9'11 x 9'9 (3.02m x 2.97m)
Fitted with base units and work surfaces over, twin sinks with mixer tap below double glazed window to the side. Void and plumbing for appliances, floor mounted Worcester boiler, tiled flooring, ceiling light, radiator and door to the side.

FIRST FLOOR

LANDING
Currently used as a study area, with stripped oak latch doors, double glazed window to the front with beautiful views, radiator and spotlighting.

BEDROOM ONE
13'1 x 11'2 (3.99m x 3.40m)
Double room with built in double wardrobe, radiator, double glazed window with slate sill to the front and ceiling light. Sliding door into;

ENSUITE
Modern white suite comprising low level WC, wash basin, shower cubicle, towel radiator, and extractor fan.

BEDROOM TWO
11'2 x 15'2 (3.40m x 4.62m)
Double room with exposed timber frame & ceiling beams, built in storage, radiator, double glazed window with slate sill.

BEDROOM THREE
10'10 x 9'7 (3.30m x 2.92m)
Built in wardrobe, radiator, ceiling light and double glazed window to the side.

BATHROOM
15'10 x 6'7 (4.83m x 2.01m)
Modern white suite comprising low level WC, wash hand basin with tiled splash back, enclosed shower cubicle and large jacuzzi bath. Window to the rear, ceiling light, built in shelving, radiator and tiled flooring.

EXTERNAL

GARDENS
The garden extends to the front, side, and rear, the gardens enjoy stunning views either over the valley and hills beyond or over the adjacent farmland. They are laid mainly to lawn with a slate-flagged sun terrace and a further decking area. Fruit trees (apple trees, plum, damson and pear all bearing full fruit) are dotted throughout the garden, adding seasonal colour and charm. A gravelled pathway leads down to the front gate for pedestrian access.

The property is approached via a gated driveway which provides ample off road parking.

BARN
44'6 x 19'6 (13.56m x 5.94m)
The ground floor of the barn has double doors opening onto a separate area

which offers further parking. To both ends are exposed stone walls, newly wired electricity and sides of wood and steel construction. Offering fantastic potential for a variety of uses.

OUTBUILDING
12'11 x 15'4 (3.94m x 4.67m)
Adjoining the barn, with separate access via steps leading up to a further useful space. Ideal for a home office with window, exposed stone walls and hardwood door.

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, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 7 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited. 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 F. 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.

General Services:

Tenure: Freehold
Local Authority: Powys
Council Tax Band: F
EPC Rating: E

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:

Leave Oswestry on the A483 towards Welshpool and turn right at Llynclys Crossroads onto the A495. Continue on this road towards Llanrhaeadr ym, turning left signposted Penybontfawr just before the village of Llanrhaeadr ym. At the next t-junction 'turn right and proceed through the village of Penybontfawr and onto Llangynog. Just before you enter Llangynog you will have Henstent house on the left, take this driveway up and the parking area is on the left.

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.