





**Saron Chapel Craiglwyn, Oswestry, SY10 9BH  
Offers In The Region Of £450,000**

Saron Chapel is nestled in an idyllic countryside location with far reaching views and boasts a fabulous interior. Having been upgraded to a high standard, the property benefits from having a stunning garden room, two parking areas, and landscaped gardens. In brief the accommodation affords entrance into the open plan living/dining room, two ground floor bedrooms and a shower room. On a half-landing as you ascend to the first floor is the entrance to the well-equipped fitted kitchen, before you continue upwards to the galleried landing and principle bedroom with dressing room and ensuite bathroom beyond. Whilst the landing is currently being used as an office, it also provides the option of being a fourth bedroom. Externally there are two parking areas, tiered garden, patio and decked sitting area along with a detached garden room.





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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



**Approximate total area<sup>(1)</sup>**

130.3 m<sup>2</sup>  
1403 ft<sup>2</sup>

(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.

**LOCATION**

Saron Chapel occupies an elevated position within the rural hamlet of Craiglwyn, which lies between the villages of Llansilin and Trefonen, which, together, provide a respectable range of day-to-day amenities, including Schools, Convenience Store, and Public Houses, whilst providing immediate access to a range of country lanes and public footpaths ideal for those with rambling or cycling interests. The thriving market town of Oswestry is positioned around three miles to the east and enjoys a more comprehensive array of amenities of all kinds, with the nearby county centres of Shrewsbury, Wrexham, and Chester all within commuting distance.

**LIVING/DINING ROOM**

15'11" x 21'2" (4.87 x 6.47)

A double-height combined living and dining area benefiting from plenty of natural light through the period windows. With a stone, tiled floor throughout, this spacious room also has a stone fire surround with a wood-burning stove set on a hearth. From here, stairs lead up to the half-landing with access to the kitchen and further upwards to the gallery landing above. At the end of this room an opening leads into;

**SHOWER ROOM**

7'8" x 4'7" (2.35 x 1.42)

A modern shower room serving the bedrooms either side, benefiting from an enclosed shower, WC, handbasin and radiator.

**BEDROOM TWO**

11'3" x 8'0" (3.44 x 2.44)

This double bedroom offers space for additional furniture, benefits from a wood-effect floor and has a full height glazed door providing ample light and leading out to the terraced garden.

**BEDROOM THREE**

11'3" x 7'10" (3.43 x 2.39)

This bedroom offers space for a double bed with additional furniture, benefits from a carpeted floor and has a high level window providing ample light for the room.

**FIRST FLOOR****KITCHEN**

9'5" x 13'10" (2.89 x 4.22)

A modern kitchen with breakfast bar, marble work surfaces with storage below, wall cupboards above offering further storage, a Belling ceramic range cooker, space for an American-style fridge-freezer and benefiting from a tile floor. From the kitchen there is a door that leads out to the decking area and window to the side capturing the beautiful countryside views.

**BEDROOM ONE**

10'2" x 17'2" (3.11 x 5.24)

The spacious principle bedroom allows plenty of room for a double bed and associated bedroom furniture. The room is bright, with lots of natural light from two skylight windows on the pitched ceiling. Exposed beams add character to the room. A dressing room can be accessed directly from this bedroom and a further door leads to;

**EN SUITE BATHROOM**

7'8" x 10'3" (2.34 x 3.14)

This sizeable room offers both a clawfoot bath and an enclosed shower, together with a WC, sink, storage units, medicine cabinet and a radiator. The room is tastefully decorated with exposed timber beams, has half tile and half painted walls and is flooded with light from a skylight above.

**OFFICE / BEDROOM FOUR**

10'11" x 10'3" (3.34 x 3.14)

Whilst currently being used as an office, this versatile space could easily be adapted to provide a fourth bedroom. The area is nice and bright, with plenty of light coming through a character window and has a balcony rail on one side overlooking the spacious living/dining room below. From this area a door leads to;

**GARDEN ROOM**

15'1" x 11'1" (4.60 x 3.38)

This exceptional room is situated in an elevated position at the top of the well-maintained, terraced garden and enjoys far-reaching views of the surrounding countryside. Inside, this light and airy space benefits from a flagstone floor, tasteful decoration and a wood-burning stove, together with double fully-glazed doors at the front opening out onto a flagstone terrace with ample room for outdoor furniture. This would be an ideal space for a home office, or separate business with its own parking area.

**PARKING**

There is a parking area at the side of the Chapel which is large enough to accommodate approximately 4 cars. There is further parking to the rear of the garden through gated access.

**GARDENS**

The outdoor space has been exceptionally well planned out, with separate areas of terraced garden, decking, gravelled terrace and the terrace outside the garden room catering to all needs.

**Agent Note**

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### TENURE

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

### SERVICES

We are advised that mains electric and water are connected. Drainage is to a septic tank and there is oil central heating. We understand the Broadband Download Speed is: Standard 8Mbps. Mobile Service: Variable outdoors. 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 C. 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 evidence to verify your identity and current address 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.



**Local Authority:** Shropshire

**Council Tax Band:** C

**EPC Rating:** C

**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.

## 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 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.