

# Priddbwll Bach Llangedwyn Oswestry SY10 9LB



**4 Bedroom Cottage**

**Offers In The Region Of £425,000**

## The features

- EXCEPTIONAL GRADE II LISTED COUNTRY HOME DATING BACK TO THE 16TH CENTURY
- BEAUTIFULLY PRESENTED FOUR BEDROOM HOME BLENDING HISTORIC CHARACTER AND MODERN LIVING
- CHARACTER FEATURES THROUGHOUT INCLUDING STONEMASONRY, ORIGINAL TIMBERS AND VAULTED CEILINGS
- PEACEFUL RURAL SETTING IN THE HEART OF THE TANAT VALLEY APPROXIMATELY 10 MILES FROM OSWESTRY
- BEAUTIFULLY LANDSCAPED GARDENS WITH SLATE PATIO, FIRE PIT & PANORAMIC COUNTRYSIDE VIEWS
- OCCUPYING A GENEROUS PLOT OF CIRCA 0.4 ACRES WITH VIEWS OVER THE BERWYN RANGE
- MAGNIFICENT ORIGINAL INGLENOOK FIREPLACE WITH HAND-HEWN OAK BRESSUMMER BEAM
- DETACHED STONE BUILT GARAGE WITH EXCELLENT CONVERSION POTENTIAL (SUBJECT TO RELEVANT PLANNING)
- MODERN BIOMASS RANGE STYLE COOKER PROVIDING RENEWABLE HEATING WHILE COMPLEMENTING THE HOMES HERITAGE
- EXTENSIVE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



**\*\*\* CHARMING GRADE II LISTED HOME- CIRCA 0.4 ACRE PLOT \*\*\***

**An opportunity to purchase this beautifully presented four bedroom stone cottage steeped in history and surrounded by stunning countryside of the Tanat Valley. Priddwll Bach is a remarkable country home believe to date back to the 16th Century.**

**Rich in period character and architectural heritage, the property provides spacious and versatile accommodation perfect for modern living and offers a rare opportunity to acquire a home of historical significance in the most desirable rural setting.**

**Occupying an idyllic rural setting on the Welsh border, it enjoys exceptional privacy, far-reaching countryside views and direct access to some of Shropshire and Mid Wales' most picturesque landscapes.**

**The accommodation which must be viewed to be fully appreciated comprises of entrance hall, lounge, dining room, kitchen, downstairs shower room, principal bedroom with en suite and two further bedrooms.**

**Having benefit of driveway with off road parking, detached garage offering storage, or workshop use with scope for conversion (subject to relevant planning) benefiting from it's no listed status, central heating heated with modern biomass range cooker.**

**Early viewing is highly recommended to fully appreciate the character, setting and lifestyle on offer.**

### **Property details**

#### **LOCATION**

Priddwll Bach enjoys a truly enviable position amidst the unspoilt beauty of the Tanat Valley, nestled on the edge of the Berwyn Mountains – an Area of Outstanding Natural Beauty renowned for its dramatic landscapes, walking trails and abundant wildlife. The property is surrounded by rolling countryside with far-reaching views towards the Berwyn range, including Cadair Berwyn, the highest peak in the area. The nearby village of Llangedwyn offers a welcoming community, village hall and church, whilst the picturesque villages of Llanrhaeadrym-Mochnant and Llansilin provide everyday amenities including convenience stores, public houses, cafés and primary schools. The popular market town of Oswestry is approximately 10 miles away, offering an excellent range of independent shops, supermarkets, restaurants, leisure facilities and both primary and secondary schooling, together with easy access to the A5 for commuting to Shrewsbury, Chester and the wider Midlands. The spectacular Pistyll Rhaeadr, one of Britain's tallest waterfalls, lies just a short drive away, further enhancing the area's outstanding recreational appeal.

#### **ENTRANCE HALL**

Timber door leads into the Entrance Hall, window to both sides, tiled flooring, exposed beams, staircase leading to the First Floor Landing. Radiator, doors leading off,

#### **LOUNGE**

Naturally well lit with window to the front and rear aspect, further window to the side aspect with window

seat. Stone fireplace with wooden mantel beam and tiled hearth housing cast iron log burning stove. Exposed beams. Wooden effect flooring. Radiator.

#### **DINING ROOM**

A magnificent original inglenook fireplace showcasing an impressive hand-hewn oak bressummer beam resting upon substantial sandstone supports. Rich in character and believed to date back centuries, the fireplace beautifully reflects the home's historic origins, whilst now housing a contemporary biomass range cooker that seamlessly combines period charm with modern-day practicality. Window to the front aspect with window seat, door to the rear aspect, exposed beams, wooden effect flooring. Doors leading off,

#### **KITCHEN**

Attractively fitted with a range of shaker style fronted base level units comprising of cupboards and drawers with work surface over, single drainer sink set into base level unit, integrated oven/ grill with inset four ring hob and extractor hood over. Space below work surface for dishwasher and further space for freestanding fridge/ freezer. Bottle rack, further range of wall mounted units, partially tiled walls, tiled flooring and window to the rear aspect.

#### **DOWNSTAIRS SHOWER ROOM**

With window to the front and side aspect with suite comprising of shower cubicle, WC and vanity unit with wash hand basin. Radiator, door opening to storage cupboard. Partially tiled walls and tiled flooring.

## FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing, Window to the front aspect, exposed beams and stone chimney. Doors leading off,

## PRINCIPAL BEDROOM

A fabulous room with vaulted ceiling and exposed timber beams, window to the rear and side aspect both offering fabulous views. Radiator, door leading into,

## EN SUITE

With window to the rear aspect and suite comprising of panelled bath, WC and vanity unit with wash hand basin. Exposed original stonework, vaulted ceiling with exposed ceiling. Storage cupboard.

## BEDROOM 2

Naturally well lit double bedroom with window to the front and rear aspect and velux window,. Benefiting from it's own external access with characterful doorway leading to the driveway offering flexibility for guest accommodation, a home office, or independent living. Range of base level units with storage and housing wash hand basin. Radiator,

## BEDROOM 3

With window to the rear aspect with fabulous rural views. Vaulted ceiling, exposed ceiling beams. Radiator.

## BEDROOM 4/ NURSERY

With window to the front aspect. Radiator.

## GARAGE

Constructed in traditional stone with fabulous vaulted timber roof. The detached garage is full of character and offers exceptional versatility. Benefiting from its non listed status it presents an exciting opportunity for conversion subject to relevant planning and consents.

## OUTSIDE

The property occupies a generous plot extending to approximately 0.4 acres, and enjoys beautifully maintained gardens that perfectly compliment the its rural setting. A spacious driveway provides ample off road parking and leads to the substantial detached stone-built garage. To the front of the property is a stone wall and variety of mature shrubs which create a welcoming approach.

The rear gardens are a true highlight with beautiful slate patio as you exit the rear door, traditional stone

wall and steps leading up to a lawned seating area with panoramic views across the surrounding countryside towards the Berwyn Mountains. Extended gardens to the side predominantly laid to lawn and bordered by mature hedgerows, established trees and shrubs. A charming fire pit seating area provides the perfect place to relax and take in the exceptional far-reaching views.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

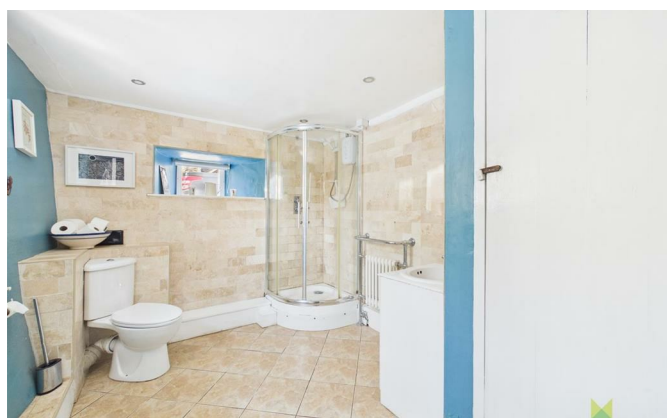




## Priddbwl Bach , Llangedwyn, Oswestry, SY10 9LB.

4 Bedroom Cottage

Offers In The Region Of £425,000





## Judy Bourne

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## Get in touch

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## Oswestry office

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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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