



# BRYN TANAT

PENYBONTEFAWR | OSWESTRY | SY10 0NT





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Oswestry 16 miles | Wrexham 28 miles | Shrewsbury 31 miles | Chester 43 miles  
(all mileages are approximate)

## A BEAUTIFULLY PRESENTED COUNTRY RESIDENCE ENJOYING BREATHTAKING VIEWS

Stunning detached country residence with panoramic Berwyn views  
Beautifully presented accommodation extending to approx. 1,680 sq ft  
Three bedrooms and versatile annexe accommodation  
Character features including exposed beams and log-burning stoves  
Sought-after rural setting near Penybontfawr and the Tanat Valley



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Viewing is strictly by appointment with the selling agents

## SUMMARY

Bryn Tanat is an exceptional detached country home occupying a stunning rural setting on the edge of Penybontfawr, enjoying uninterrupted views across the surrounding countryside and towards the Berwyn mountain range. Beautifully maintained and thoughtfully improved by the current owners, the property offers an attractive blend of character, comfort and versatility extending to approximately 1,680 sq ft.

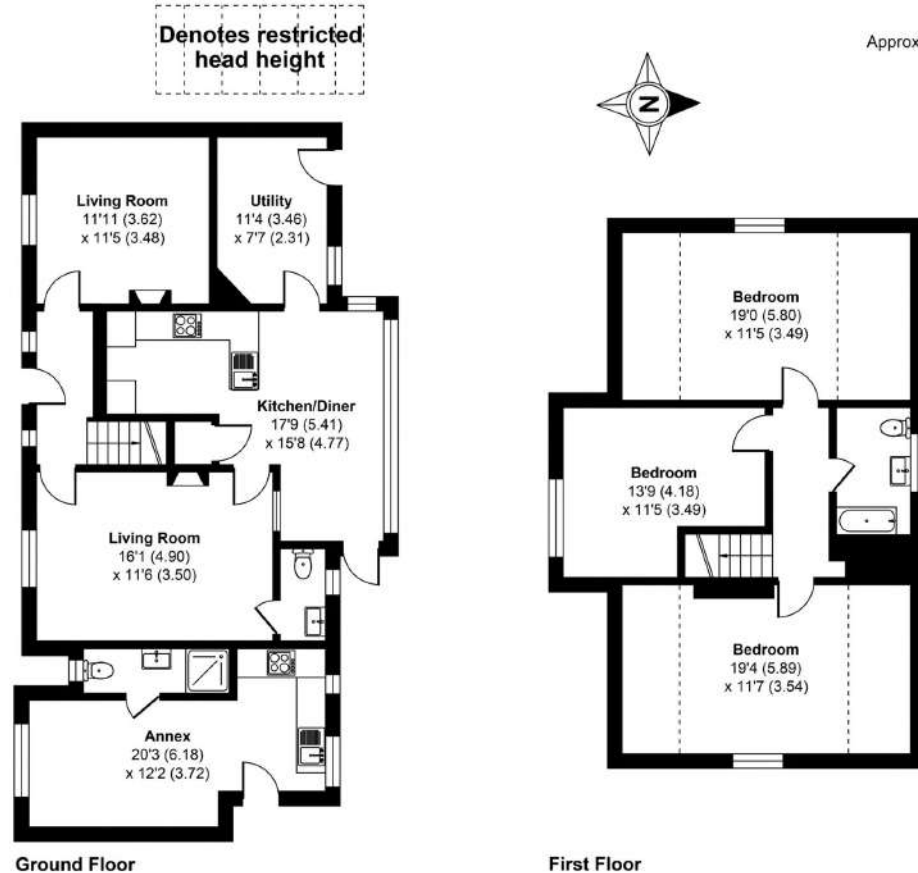
The accommodation is arranged over two floors and includes a welcoming entrance hall, two reception rooms, a superb open-plan kitchen/dining room enjoying magnificent countryside outlooks, utility room and a versatile ground floor annexe providing excellent potential for guest accommodation, multi-generational living or holiday letting potential, subject to any necessary consents. To the first floor are three well-proportioned bedrooms together with a family bathroom, with the principal bedrooms enjoying elevated views across the surrounding valley and hillsides.

Externally, the property is approached via a generous gravelled driveway providing ample parking, whilst the mature gardens have been beautifully landscaped to create a highly private and peaceful environment. A particular feature of the property is the exceptional outlook, with numerous seating areas perfectly positioned to enjoy the far-reaching countryside scenery.

The surrounding county centres of Shrewsbury, Wrexham, and Chester all lie within a commutable distance and provide a more comprehensive range of amenities, including cultural and artistic attractions.

## PROPERTY

Bryn Tanat offers beautifully balanced accommodation ideal for both family living and those seeking a peaceful lifestyle property within a spectacular setting.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

The welcoming living room enjoys a wonderful blend of character and comfort, centred around an attractive exposed brick fireplace incorporating a log-burning stove, creating a warm focal point to the room. A second reception room provides excellent flexibility for use as a snug, home office or additional sitting room.

A standout feature of the property is undoubtedly the kitchen/dining room, beautifully appointed with a range of fitted cabinetry, solid work surfaces and extensive glazing designed to maximise the breathtaking views across the surrounding countryside. The dining area creates a superb everyday living and entertaining space, flooded with natural light and enjoying direct connections to the gardens.



## GARDENS

The property occupies an enviable position surrounded by rolling countryside and enjoys beautifully maintained gardens and grounds designed to complement the spectacular setting.

To the front, a generous gravelled driveway provides extensive parking and enhances the attractive approach to the property. Mature hedging, established planting and shaped lawns create a high degree of privacy whilst framing the outstanding rural outlooks.

The gardens enjoy numerous seating and entertaining areas positioned to take full advantage of the panoramic views towards the Berwyn Hills and surrounding valley, creating a truly idyllic outdoor environment.

## ANNEXE

The adjoining annexe provides excellent versatility, ideal for guest accommodation, multi-generational living, home working or potential holiday letting, subject to any necessary consents. Beautifully presented throughout, it offers flexible additional accommodation suited to a variety of lifestyle needs.

## SCHOOLING

The property is well placed for a selection of primary and secondary schools in the surrounding area, together with independent schooling available within Oswestry and Shrewsbury.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE

The property is understood to be freehold with vacant possession upon completion.

## SERVICES

The property is understood to benefit from mains water, electricity, drainage and oil-fired central heating. Interested parties should make their own enquiries.

## LOCAL AUTHORITY

Powys County Council.

## COUNCIL TAX

Council Tax Band – E

## DIRECTIONS

What3Words //////////////banquets.overtime.prestige

From Oswestry proceed west on the A483 towards Welshpool before turning onto the A495 signposted Llansilin and Lake Vyrnwy. Continue through Llangedwyn and onto Penybontfawr. Upon entering the village, continue through and the property will be found in an elevated position enjoying stunning countryside views.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

## IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



