

# Town & Country

Estate & Letting Agents

Penylan Mill, Oswestry, SY10 9AF

£500,000



**\*\*VIEW VIRTUAL TOUR\*\* NO CHAIN!!!** Town and Country Oswestry are delighted to offer this STUNNING CONVERTED FORMER MILL set in a peaceful location. Bursting with originality and tastefully renovated whilst carefully taking care not to detract from the charm and character of this property. This would make a wonderful family home being situated in a semi-rural location but within easy reach of excellent road links and just one mile from the market town of Oswestry which provides a variety of amenities.

4 Willow Street, Oswestry, Shropshire, SY11 1AA  
[sales@townandcountryoswestry.com](mailto:sales@townandcountryoswestry.com) • [www.townandcountryoswestry.com](http://www.townandcountryoswestry.com)  
TEL: 01691 679631

## Penylan Mill, Oswestry, SY10 9AF

### Directions

From our Oswestry office proceed up Willow Street and turn right onto Welsh Walls. Follow the road around and turn left onto Upper Brook Street. At the traffic lights turn right onto Upper Church Street. Proceed along before turning right onto Croeswylan Lane. Continue for approximately 0.5 mile until the road bears round to the left, continue straight onto a private track until you reach the property.



### Overview

A stunning property which is arranged over four floors. Occupying a lovely quiet position down a private lane with three other properties. This converted mill offers an abundance of space, charm and character.

The property has been sympathetically renovated and extended to create a superb modern contemporary family home whilst retaining features such as exposed beams and brickwork.

The Mill is located just one mile from Oswestry Town centre. There are excellent road links to major towns and cities and Gobowen Railway Station is approximately five miles away.

### Lower Ground Floor

#### Reception Hall 4.0m x 3.42m (13'1" x 11'3")

A large reception hall with flagged flooring, a window to the front, spot lights and an oak staircase leading to the first floor.



#### Ground Floor Bedroom 4.49m x 3.03m (14'9" x 9'11")

With a window to the side, wooden flooring, small storage cupboard, exposed beams and spot lights.





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### Family / Games Room 8.94m x 4.56m (29'4" x 15'0")

A fantastic family / games room. With bi-fold doors letting in lots of natural light and which open out onto the terrace, wooden flooring and spot lights.



### Additional Photograph



### Cloakroom

With a low level WC, wash hand basin on a pedestal, tiled splashbacks, radiator, spotlights, extractor fan and flagged flooring.

### Utility Room

With a base unit, floor mounted oil fired boiler, space and plumbing for a washing machine, spotlights, extractor fan, a window with deep sill to the rear and exposed ceiling beams.

### Ground Floor

### Kitchen 7.24m x 6.04m (23'9" x 19'10")

A beautifully designed open plan kitchen with a dining area. Having three windows to the front with deep sills, two windows to the rear with deep sills, spotlights, exposed brickwork and exposed beams. With an excellent range of base and wall fitted kitchen units in traditional shaker style with an island. Modern range cooker, hob, extractor hob, 1½ ceramic bowl with mixer tap, integral dishwasher, three radiators, staircase leading to the second floor and double doors leading out onto the balcony with views.



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### Additional Photograph



### Additional Photograph



### Drawing Room 6.19m x 3.96m (20'4" x 13'0")

Having a window to the front and a window to the rear, a Juliet balcony, exposed brickwork, exposed timbers, a log burner on a slate hearth and a radiator.



### First Floor Landing

With a window to the rear overlooking the garden and views of the countryside, exposed timbers and a door leading out to the balcony area.



**Additional Photograph**



**Bedroom Two 4.59m x 3.96m (15'1" x 13'0")**

Having a window to the front, oak flooring, exposed ceiling beams, a radiator, TV and telephone point, exposed brickwork, Juliet balcony with double doors opening onto the countryside views and a built-in wardrobe.



**En-suite**

Comprising a low level level WC, wash hand basin on a pedestal, fully tiled shower cubicle with a mixer shower and folding glazed screen, slate effect tiled flooring, heated towel rail, exposed ceiling beams, ceiling down lighters and an extractor fan.

**Bedroom Three 3.36m x 3.11m (11'0" x 10'2")**

With a radiator and a window with a deep sill to the front.



**Bedroom Four 3.98m x 2.97m (13'1" x 9'9")**

With two windows to the front, a radiator, and exposed ceiling beams.



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### Family Bathroom

Having a p shaped bath with a mixer tap with a mixer tap and shower attachment over, low level WC, wash hand basin on a pedestal with mixer tap, heated towel rail, tiled flooring, exposed timbers to the wall and ceiling, extractor fan, spot lights, a window to the rear and an airing cupboard with hot water tank and shelving.



### Second Floor Landing

#### Master Bedroom 6.04m x 4.50m (19'10" x 14'9")

Having two windows to the front with deep sills, two windows to the rear with deep sills, with views across the open countryside, three radiators, spot lights, exposed ceiling beams, TV and telephone points and a gallery area.



### En-suite

Comprising a four piece white suite with a low level WC, wash hand basin on the pedestal, roll top bath with a mixer tap and shower attachment, fully tiled shower cubicle with an electric shower and glazed screen, tiled flooring, spot lights, extractor fan and a heated towel rail.



### Gallery

The gallery overlooks the master bedroom and has a circular window to the side, exposed ceiling beams and spot lights.





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### Looking down from the Gallery

The gallery looks down onto the Master Bedroom.



### Bedroom Five / Study 6.19m x 4.11m (20'4" x 13'6")

Having a window to the front, a window to the rear and a Juliet balcony with double doors to the side, exposed timbers and roof trusses, spot lights, walls lights TV and telephone points.



### Workshop / Store 6.24m x 4.10m (20'6" x 13'5")

This was formerly the Wheel Room which is currently used as a workshop. There is an arched door to the side. Power and light is installed.

### Raised Decking

This is a superb area which has reinforced glass panelled fencing, with views to the garden and the open countryside.

### Paved Patio

A large paved patio extends from the family/games room and is an ideal area to entertain friends and family.



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### Gardens and Grounds

A shared gravel driveway leads to a farm gate which is access to the the private and enclosed gardens and to the front and rear of the property which provides ample parking.



### Additional Photograph

There are good sized rear gardens laid to lawn with a wealth of flowers, shrubs and trees. Wildlife area with fenced off pond. Decked terrace with countryside views. A stream with trout, runs alongside the field.



### Additional Photograph



### Aerial Views





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### Additional Photograph



### Additional Photograph



### Additional Photograph



### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the

office and one of the team will assist you further.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.