



SAMUEL WOOD

Penybont Farm, Penybontfawr, Oswestry, Powys, SY10 0NU

Offers In The Region Of £400,000



# Penybont Farm,

Penybontfawr, Oswestry, Powys, SY10 0NU



- Character Property
- Three Spacious Reception Rooms
- Stunning Rural Views
- Four Bedrooms
- Oil Central Heating
- Extensive Plot With Large Outbuildings
- Potential For Development
- Grade II Listed
- Partially Converted Loft
- Cellar With Power Supply

\*NO UPWARD CHAIN\* \*GRADE II LISTED\* Samuel Wood is delighted to offer for sale this exciting opportunity of Penybont Farm in Penybont Fawr. The characterful property dating back to the Georgian era provides a well designed layout with attractive living spaces, set in a large plot with extensive outbuildings and stunning rural views. Situated in the popular village of Penybont Fawr close to a shop, school, pub and useful road links. Viewing is highly recommended by the selling agent.

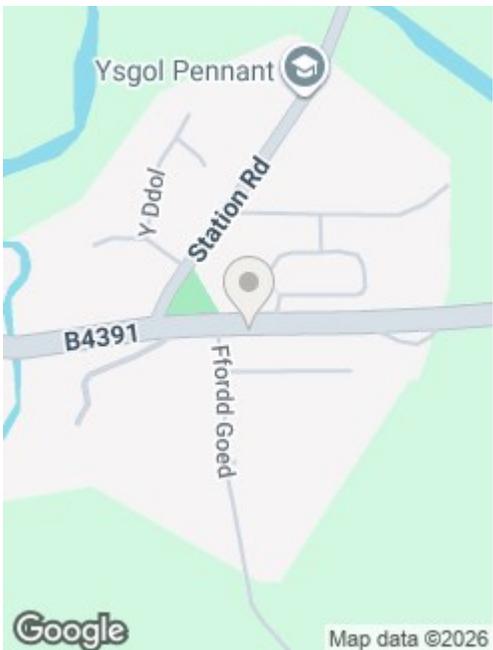
Penybont Farm in Penybont Fawr, Powys, is a Grade II listed Georgian farmhouse boasting a charming historical character and stunning rural views. The ground floor features three spacious reception rooms, providing ample space for living, dining, and entertaining. A well-equipped kitchen caters to modern culinary needs, while a conveniently located shower room adds practicality to the layout. The useable cellar space, complete with power, offers additional storage or potential for further development.

Upstairs, Penybont Farm houses four bedrooms, with one being a smaller room suitable for a study or nursery, and three generous double bedrooms offering comfortable accommodations. A well-appointed bathroom with newly fitted window serves the upper floor, ensuring convenience for the household. The partially converted loft with two new windows presents an opportunity for additional living space or storage, adding to the farmhouse's versatility and charm.

Outside, the property is set within an approximately 0.8-acre plot, providing extensive outdoor space for various activities. The large outbuildings add significant value, offering potential for workshops, storage, or even conversion subject to planning permissions. These outbuildings will require maintenance under Grade II listings conditions. The expansive grounds and rural vistas create a serene and picturesque setting, ideal for those seeking a tranquil countryside lifestyle.







## Directions

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19Mbps & Superfast 80Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG  
01597 826000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

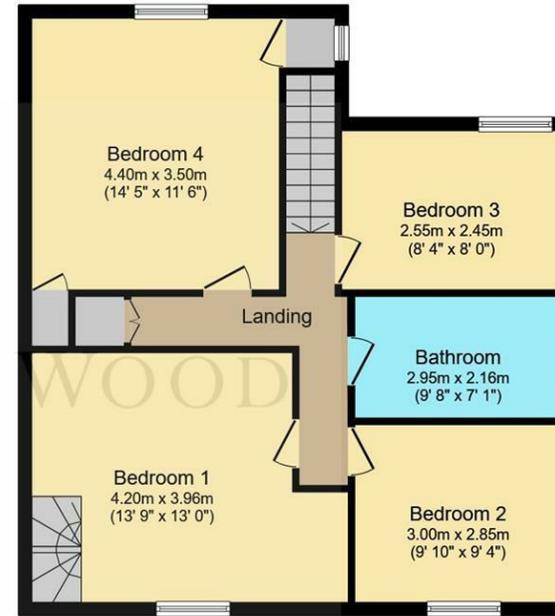
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







**Ground Floor**  
Floor area 88.1 m<sup>2</sup> (948 sq.ft.)



**First Floor**  
Floor area 73.4 m<sup>2</sup> (790 sq.ft.)

**TOTAL: 161.5 m<sup>2</sup> (1,738 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

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