Pentre Bach, Melverley nr Oswestry
Shropshire

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2,375 sq ft | Freehold
2 reception rooms | 4 bedrooms
3 bathrooms | Office/studio | Carport & gym
9.15 acres | Rural

Guide price £825,000

A charming and elegantly presented property, offering additional accommodation with excellent potential for home working or income generation.

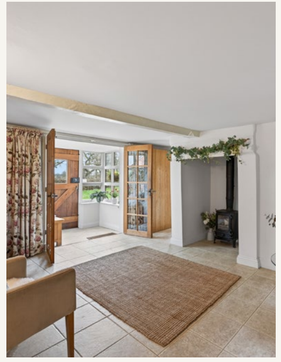
Pentre Bach is an architecturally attractive country cottage that blends heritage charm with modern living.

A glazed porch opens into a spacious reception hall with a feature stove and built-in storage. Neutral décor creates a calm, airy feel, while tiled flooring flows through to the kitchen/breakfast area and garden room. The kitchen centres around a range oven, with a butler sink, modern cabinetry, and wooden worktops. Its open-plan layout leads into the bright garden room, where large windows and doors flood the space with light and connect seamlessly to the outdoors.

Opposite, a generous multi-aspect reception room features wood flooring, exposed beams, and flexible space for seating, dining, or music. Double doors open onto a balcony with impressive views. A utility room and cloakroom complete the ground floor. Upstairs, a central staircase leads to four bedrooms and a family bathroom. The principal bedroom is of particular note, offering a peaceful retreat, with French doors to a south-west facing balcony, ample wardrobe storage, and an en suite shower room.

Additional accommodation adds versatility, including a timber cabin with three offices, kitchen, cloakroom, and verandah, plus a well-presented mobile home. A large barn, currently used as a gym and leisure space, offers further potential with useful storerooms.

A gravel driveway leads to the house and outbuildings. The grounds feature lawns, formal gardens, and natural grassland with mature trees and hedging. A large decked terrace provides space for outdoor dining and relaxation, complete with planted beds and a pergola for shade. Approximately 9.15 acres in all.



Location
The property is situated in the tranquil hamlet of Pentre Bach, within the parish of Melverley and surrounded by the unspoilt countryside of the Shropshire–Powys border. The area is renowned for its scenic river meadows and historic parish church, while nearby villages provide everyday amenities including local shops, pubs and primary schools.

The bustling market town of Oswestry offers a wider range of services, with supermarkets, independent retailers, restaurants and leisure facilities, while Shrewsbury provides extensive cultural attractions and schooling.

Communication links are excellent, with the A5 and A483 offering convenient road access to Shrewsbury, Chester and the wider motorway network, together with rail services from Gobowen to Birmingham and North Wales.

Directions
Postcode Region: SY10

General
Local Authority: Shropshire
Services: Mains electricity and water. Private drainage (installed pre 1983). Oil fired central heating.
Council Tax: Band D
EPC Rating: Rating D
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

The position & size of doors, windows, appliances and other features are approximate only.

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