



Bwlch Y Rhiw, Rhydygroesau, Oswestry, Powys, Wales

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# Bwlch Y Rhiw Rhydygroesau, Oswestry Powys, Wales, SY10 7PT

A handsome three storey period stone farmhouse offering spacious accommodation set within 1.13 acres of south facing gardens and grounds with inspiring valley views

Oswestry 5 miles, Chirk 10 miles, Welshpool 18 miles, Wrexham 19 miles, Shrewsbury 23 miles, Chester 31 miles, Crewe 40 miles, Liverpool 52 miles, Aberdovey 58 miles

Reception hall | Drawing Room | Dining room  
Breakfast kitchen | Utility with WC | Larder  
6 Bedrooms | 3 Bathrooms | 2 Shower rooms  
Library | Hobbies room | Sewing room | Summer sitting room | Greenhouse and small barn  
About 1.13 acres | EPC rating F

## The property

Bwlch Y Rhiw is translated as 'gap of the hill' which accurately describes the incredible valley views from this recognised local landmark. It is believed that the property was constructed in the early 1840s at about the same time as the Pen Y Dyffryn hotel with stone from a local quarry. In January 1943 tragedy occurred when an aircraft on a training exercise from RAF Harwell crashed into the property. In the succeeding years Bwlch Y Rhiw has been completely restored, well maintained and is now available for the first time in over twenty years.

Characterful original period features are present throughout Bwlch Y Rhiw. Internally these details include slate flagstone flooring, farmhouse multi pane wooden windows, stripped pine multi panel doors with brass door furniture, cottage doors with hand forged latches, exposed beams and feature stone inglenook fireplace with original bread oven. The wonderfully light, spacious and well-

proportioned internal accommodation offers a careful and considerate balance between formal entertaining and day to day family living, giving versatility across three floors. The welcoming reception hallway has a staircase rising to the first and second floor. With a double aspect, the drawing room has a feature painted fireplace with log burner. The charming kitchen faces the front and is the heart of this country house. With ample space for dining furniture this superb room has been comprehensively fitted with handcrafted oak cabinetry under granite worktops with central island and the inglenook houses the Alpha cooker and summer electric oven and hob, and offers views to the countryside beyond. To the rear is the spacious dining room with magnificent inglenook fireplace which could be used as a second sitting room. A house for all seasons, Bwlch Y Rhiw has a summer sitting room with quarry floor and vaulted ceiling located in the garden that was converted from outbuildings.

The large useful pantry and utility cloakroom with WC completes the ground floor.

To the first floor are four double bedrooms offering flexibility, family shower room and two en suite bathrooms, one with shower cubicle. The principal bedroom is of particular note with fitted full height wardrobes, period fireplace and superb south facing views across the valley.

The second floor offers versatility and is currently set out with two double bedrooms, sewing room, hobbies room and library. Offering immense flexibility this floor could formulate an enticing principal bedroom suite, nursery floor or home office.

## Outside

The mature south facing gardens and grounds are an outstanding feature of Bwlch Y Rhiw. They complement the surrounding landscape as well as anchoring the house is its rural setting. The far reaching views across the Welsh valley are awe inspiring throughout the seasons.





With a variety of shrubs, specimen and fruit trees and deep borders planted with perennials there is a distinct cottage garden feel. The large formal lawn is divided into two sections by a half ha-ha and there are vegetable beds and compost area discreetly located. Al fresco living has been thoughtfully considered with the terrace by the house and BBQ area in front of the summer sitting room. Hidden by a stone wall is the useful greenhouse, tool/garden shed and mower garage. To the front is a gravelled parking area and a stone walled moss garden that is accessed from the house.

Overall, the acreage extends to 1.13 acres.

### Location

Bwlch Y Rhiw is situated between Rhydydroesau and the popular Welsh borders village of Llansilin. Rhydydroesau is a vibrant rural community with local activities centred around the village hall. Nearby, Oswestry offers an excellent range of day-to-day shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Shrewsbury, Birmingham and Chester offering more comprehensive amenities.

There are excellent state and private schools nearby including Ysgol Bro Cynllaith, The Marches, Llanfyllin, Oswestry School, Shrewsbury School, Ellesmere College and Moreton Hall.

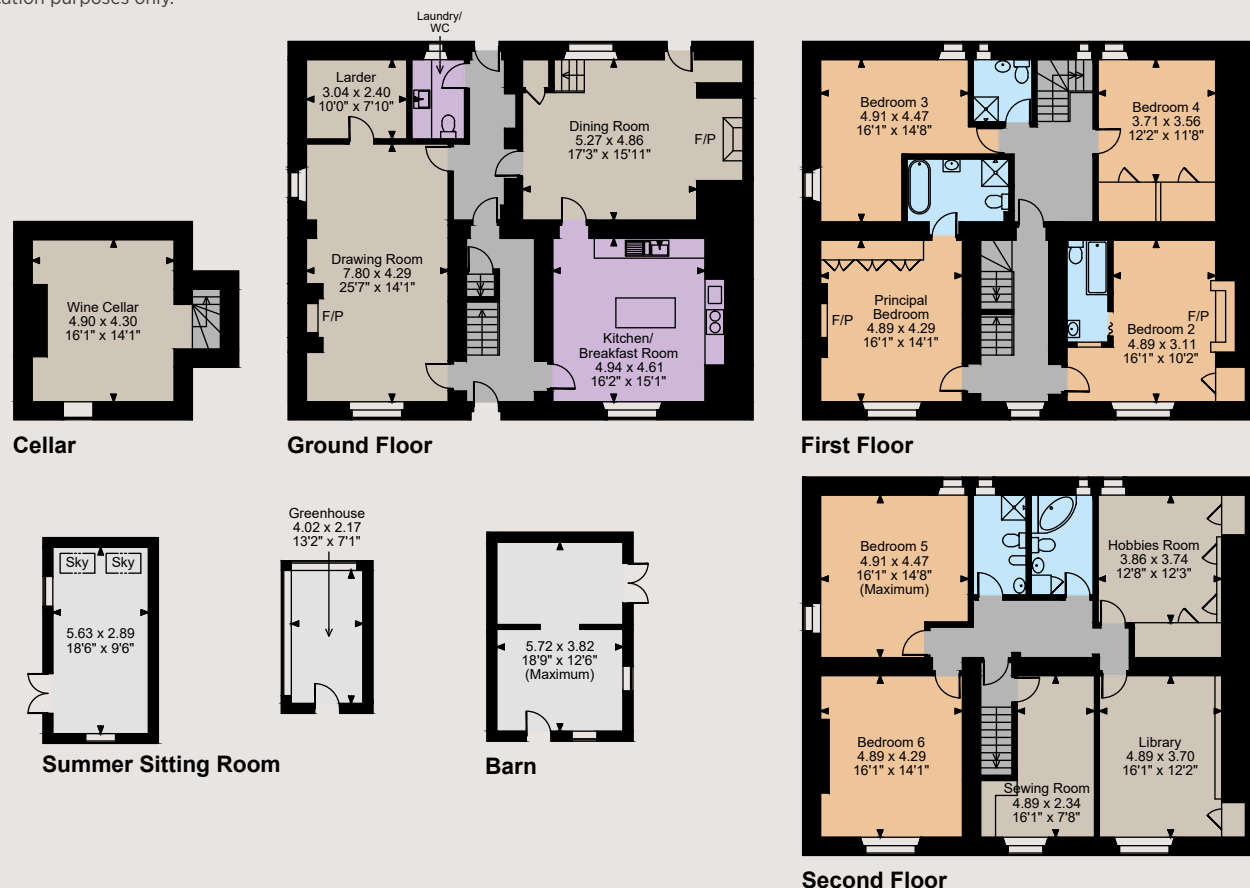
Trains are from the railway station in Gobowen, providing access to Birmingham, Shrewsbury, Chester and London, whilst the A483/A5/M54 provides access to Wrexham, the North West and the Midlands, along with regional airports at Birmingham and Manchester.

### Directions

Follow your SatNav directions for SY10 7PT  
What3words: into.airtime.hotspots



Floorplans  
House internal area 4,372 sq ft (406 sq m)  
For identification purposes only.



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

**Local Authority:** Powys

**Services:** Oil fired heating and Alpha cooker. Bore hole water supply. Mains electricity. Drainage is to a septic tank that complies with current regulations.

**Council Tax:** Band H

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Tenure:** Freehold

**Guide Price:** £695,000

**Agents note:** There is a public footpath running alongside the stone wall on the side of the outbuildings.

## Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

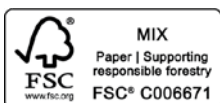
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