



Roger Parry & Partners

in association with Parry Lowarch Residential

Little Fawnog
Upper Sarnau, Llanymynech, Powys

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Oswestry 13 miles, Welshpool 5 miles, Shrewsbury 25 miles, Wrexham 28 miles, Chester 39 miles; (all distances are approximate)

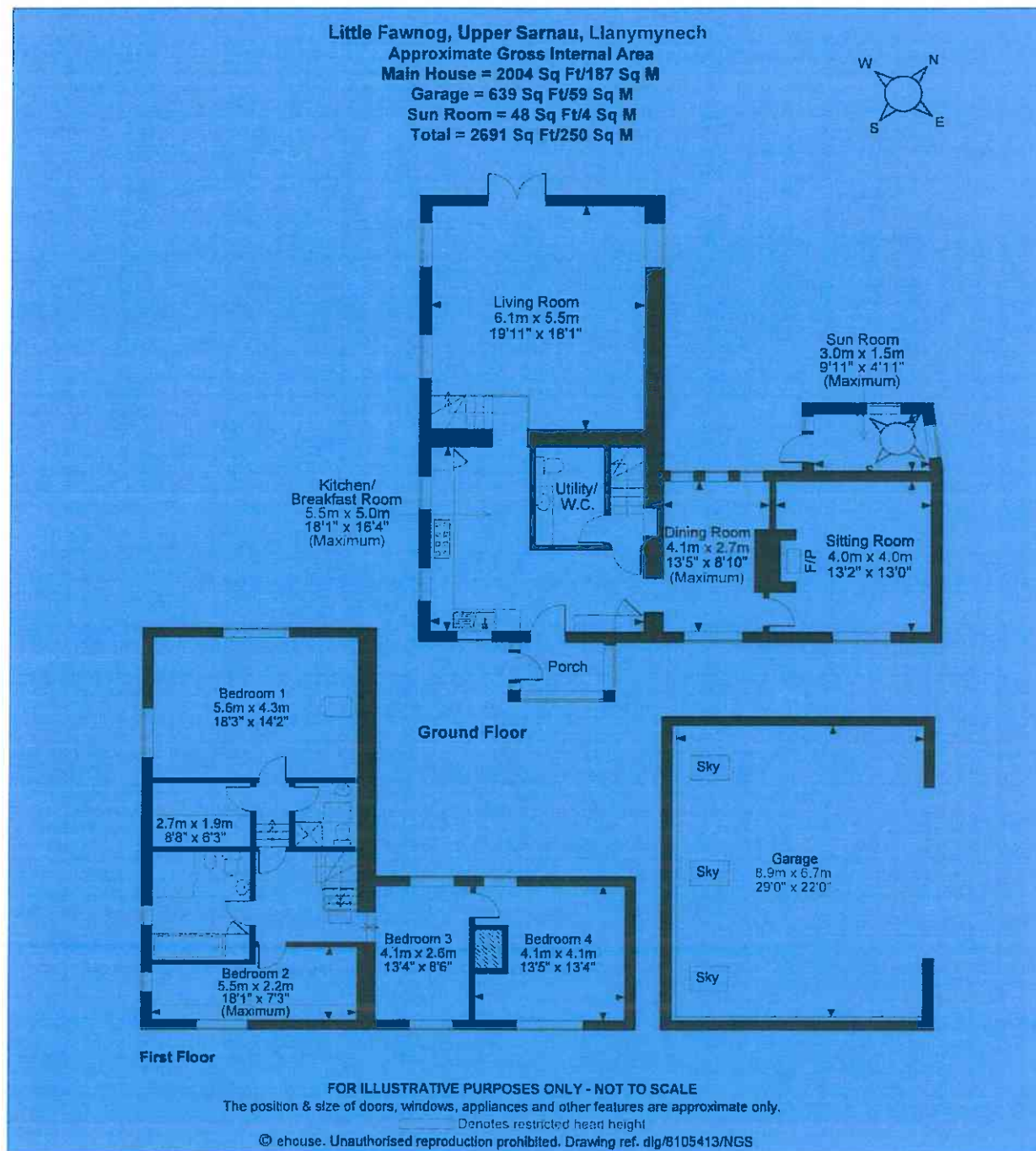
A wonderfully extended country cottage, set in a delightful rural location with extensive gardens, large outbuilding and paddock.

- Entrance porch
- Living room
- Sitting room
- Dining room
- Sun room
- Kitchen/breakfast room
- Utility/WC
- En suite master bedroom & dressing room
- 3 Further bedrooms
- Family bathroom
- Extensive gardens
- Outbuilding/garage/workshop
- Paddock

In all, amounting to approximately 0.65 acres

Situation

- Little Fawnog is situated in the delightful hamlet of Lower Sarnau, nestled in the beautiful rolling countryside of the Welsh Border hills. The villages of Meifod and Llansantffraid are only a short distance away offering a local shop, public house, church, school etc.



- The towns of Oswestry and Welshpool are within reasonable travelling distance as are the historic county towns of Shrewsbury and Chester, all of which offer a full range of shopping, educational and recreational facilities with the surrounding area also known for a number of excellent golf courses as well as varied outdoor country activities and sports.
- The motorway links to the North West and Midlands are easily accessible, with a railway station at Gobowen offering mainline services to the North, Midlands and London.

Little Fawnog is a wonderful detached country cottage, set in its own grounds, which has been sensitively extended to a high standard, maintaining a wealth of its original character.

The property comprises of a spacious living room area which is part of the new extension, with wonderful patio doors taking you out onto the paved patio area offering far reaching views across the open farm land and beyond. The large family kitchen leads you into the original part of the cottage which maintains a wealth of character and original features such as the traditional oak beams. The three good-sized bedrooms offer views across the gardens and land with the main master bedroom boasting an en suite and separate dressing area.

The landscaped gardens have been immaculately presented with mainly lawned areas with mature trees and borders set in and around the house. The large parking and turning area to the rear of the property gives access to the steel framed outbuilding which provides an ideal opportunity to be utilised as a large garage/ workshop.

In all, Little Fawnog offers a superb opportunity to acquire a fine rural property which has been completed to an exceptional standard.



General

Services: Mains electricity, private water and drainage, oil fired central heating.

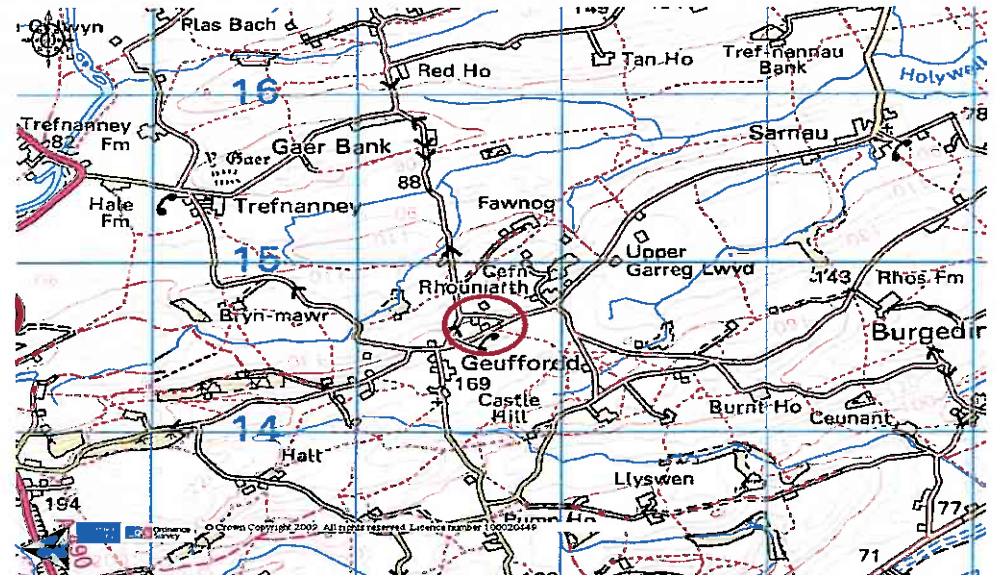
Council tax: Band E

Postcode: SY22 6QW

Local authority: Powys County Council; Telephone: 0845 602 7033

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.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.



Directions

From Oswestry take the A483 towards Welshpool, turning right at Llynclys crossroads onto the A495, by the White Lion public house. Continue along the A495 for approximately 2 miles, turning left through Llansantffraid and towards the village of Meifod. Take the first road to the left signed Guilsfield, go over the river bridge taking the first left on the bend just before entering into Trefnanny. Follow the road taking a right before the school and continue on this road for approximately 1 mile. Turn left by the phone box, then right, where Little Fawnog can then be found as indicated by our sale board, on the left hand side.

Viewing strictly by appointment through Roger Parry & Partners LLP



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Important Notice

- 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.
- Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- Descriptions 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.
- Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
- 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed.
- 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(102 plus)	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	66
England & Wales		EU Directive 2002/91/EC	

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