

# INIGO



## *Tan y Coed II*

OSWESTRY, SHROPSHIRE

£1,100,000 FREEHOLD

Wisteria trails elegantly over this Welsh stone longhouse, located in a serene valley in Oswestry, Shropshire, and surrounded by the bucolic Candy Woods. It was carefully renovated by its current owners, creating a set of bright and considered spaces. Outside is a separate one-bedroom annexe and an extensive studio space, as well as a striking geodesic dome greenhouse. The garden is large and private, and bleeds into the rolling hills and mature woodland beyond.

### *Setting the Scene*

Tan y Coed, or 'under the trees', is a brilliant example of a Welsh longhouse. Traditionally designed to house livestock (either cows or sheep) on the ground floor and living accommodation on the first, these houses are found across Wales and the rest of the country. The earliest examples are thought to have been built in this area in the 13th century using local stone; this house most likely dates from 1800.

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### *The Grand Tour*

Beyond the front gate, a spacious driveway with parking spaces for multiple cars approaches the house. From here, a path leads to the two main points of access: the formal entrance to the front, which sits underneath a porch, and a more frequently used side entrance, which leads directly into an open-plan kitchen, dining area, and living area. Throughout the house, the interiors are thoughtfully designed with a cohesive neutral palette complemented by rich textures and organic forms.

The kitchen is composed of white units with wooden work surfaces, a white-brick tiled splashback and a two-burner Aga, all of which are set against wooden floorboards. Further integrated appliances include a dishwasher, a fitted kitchen, and Quooker tap. Beyond is the oak, garden room extension, bathed in light throughout the day through the stretches of glazing on three sides and warmed by the underfloor heating, running beneath the slate floor and the rest of this level. Beyond the kitchen, glazed sliding doors open to a useful utility room. There is also space to accommodate a large dining table.

A more formal dining room lies beyond. Occupying the original part of the house, it has parquet floors and a wood-burning stove, providing the perfect space for entertaining and gathering in the colder months. The space leads through to an expansive sitting room, which also has wooden floors. An original inglenook at the far end is now home to a wood-burning stove, while exposed beams run the length of the ceiling overhead.

A set of contemporary open-tread stairs leads upstairs to the inviting sleeping quarters, which have lovely views over the garden and surrounding countryside. The principal bedroom has a bright en suite bathroom with a shower and access to a generous balcony, ideal for sipping a morning coffee or unwinding in the evening sun. Three further bedrooms are positioned on this floor, served by a bathroom with a shower over a bath.



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Behind the house, a barn has been converted into a one-bedroom annexe, constructed from the same Welsh stone as the house. Here, there is a kitchen downstairs and a raised living space on the first floor, with a bedroom beyond. To the other side of the house, near the driveway, is a large new block that houses two open carports, alongside a garage underneath and an expansive open-plan room above, currently used as a gym.

### *The Great Outdoors*

The gardens that surround the house are beautifully planted with thousands of daffodils, plenty of wild garlic and raised vegetable beds; happy afternoons can be whiled away watching otters play on the front lawn, which is surrounded by bamboo hedging. A stream meanders from the end of the garden lawn towards the house, which fronts onto a pond directly in front of the house.

Abundant wildlife comes to visit the garden, including red kites, buzzards, dragonflies and butterflies, as well as local families of ducks and moorhens.

A new terrace raised on stilts has been installed above the pond. There is a geodesic dome greenhouse in the garden, as well as a folly bell tower in the garden – fantastic for alerting all when lunch is ready.

### *Out and About*

From the house, there is access to a wide network of walks nearby, including in the surrounding Candy Woods, once owned by Ian Fleming. Ancient oaks and chestnuts fill the woodland, while paths weave along the hillside to the top of the Old Racecourse, an 18th-century racecourse that links to Offa's Dyke, which runs from North to South Wales.

Oswestry has plenty of independent shops, bars, and restaurants, including Sebastian's and The Town House. Walking to the local pubs for Sunday lunch is a must on a winter day; there is also a real ale pub and microbrewery a 25-minute stroll away, in the village of Trefonen.

Shrewsbury is around half an hour by car from the house and is a historic market town with an excellent selection of independent shops, restaurants, cafes, supermarkets, and boat tours along the River Severn. It has a renowned indoor market, which is open several days a week.

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There are excellent schooling options in the area, including Trefonen Primary School, Morda Primary School, and the all-through Oswestry School.

There are regular rail services from Shrewsbury to London Euston (via Crewe), with a journey time of just over two hours, and routes north to Liverpool, Manchester, and Sheffield in around two hours.

Council Tax Band: E

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.