

# Town & Country

Estate & Letting Agents



**Pendalog Hall , Llanfyllin, SY22 5ET**

**£850,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this fantastic period home set in grounds extending to eleven acres on the outskirts of the market town of Llanfyllin. The property offers extensive period, character accommodation and is in need of a full program of updating and renovation. There are large reception rooms along with potential for employee/owner accommodation if the property was adapted for business use. An amazing opportunity to create a fabulous family home or for a wedding venue in a truly delightful, peaceful tucked away location with far reaching views.

## Directions



Enter Llanfyllin on the A490 from Welshpool, and after passing the school and library on your left, take the next right hand turn (Ffordd Y Cain). Proceed for approximately 1 mile up the hill where the entrance to Pendallog Hall will be found on the right hand side, Proceed along the driveway running alongside the pasture passing through the gates leading to the parking area.

## Pendallog Hall



Pendallog Hall is a substantial period country home in need of a full scheme of renovation but giving the purchaser the opportunity to create a wonderful property with the further benefit of creating an income as a wedding venue or luxury hotel accommodation, The current owners have approached the planners about change of use and we hold drawings in the office detailing these changes.

## The Location



Nestled in a very private position on the outskirts of Llanfyllin that is a small market town offering every day conveniences. The property takes in the far reaching views and is surrounded by its own grounds and land.

## Additional Photo



## Entrance hall

Having a window to the front and a door leading to the reception hall.

## Reception Hall 16'2" x 19'10" into staircase (4.93 x 6.06m into staircase)



The entrance hall feels grand, with high vaulted ceiling, decorative panelling on most walls, there is a large picture window to the front with a window seat taking in the views, decorative wooden fire surround with brick inset and quarry tiled hearth, an ornate staircase leads to the galleryed landing.

### Reception Hall Additional Photograph



### Lounge 26'11" into bay x 15'1" (8.22m into bay x 4.60m)



The well appointed lounge has a sash bay window to the front with window seat taking in the views over the valley, sash window to the side, original coved ceiling, decorative fore surround with multi fuel stove inset, deep skirting boards and wooden flooring, radiator, spotlighting and wall lights.

### Drawing Room 15'7" x 23'5" (4.76 x 7.14m)



This room, with dual aspect windows to the front and side and original shutters has a decorative wooden fire surround with open fire, with pretty tiled inset, cast iron radiator and a telephone point.

### Study Area

Situated in the drawing room, this useful space currently used as a study has a picture rail and a window to the side.

### Inner Hallway/Office 11'6" x 7'5" (3.53 x 2.28m)

With a radiator, understairs storage cupboard, floorboards and a radiator.

### Dining Room 16'0" x 15'3" (4.89 x 4.65m)



With a window to the side with original wooden shutters, radiator, decorative wooden fire surround with slate hearth and a picture rail.

### Morning Room 15'0" x 16'1" (4.59 x 4.92m)



With a red and black quarry tiled floor, multifuel stove set within an inglenook fireplace, window to the side, alcove storage cupboard and cast iron radiator.

**Kitchen/Breakfast Room 30'0" x 12'11" (9.16 x 3.95m)**



The large kitchen/breakfast room has exposed stone walls and exposed ceiling truss, a window to the rear and two windows to the courtyard level, door leading out to the enclosed courtyard, space for appliances, tiled floor and base units for storage. It benefits from a double Belfast sink with mixer tap, Wamsler range cooker and a central island with sink and mixer tap.

**Kitchen Additional Photo**



**Utility Room 7'8" x 9'0" (2.34 x 2.76m)**

Fitted with a range of base units for storage, stainless steel sink unit, plumbing for a washing machine, radiator, quarry tiled floor and a window to the courtyard level.

**Boot Room/Rear Entrance Hall 7'0" x 7'8" (2.15 x 2.35m)**

With wash hand basin, door leading out to courtyard, quarry tiled floor and a radiator.

**Cloakroom**

With W/C, fitted shelving and a window to the courtyard level.

**The Lower Level Cellar Rooms**

The lower level cellar rooms provide great scope for development for a number of uses. They would be

large enough and versatile to create a ground floor self contained apartment or living accommodation.

**Room One 15'2" x 15'9" (4.64 x 4.82m)**

Having a window to the rear and a black and red quarry tiled floor.

**Boiler Room 14'9" x 12'0" (4.50 x 3.68m)**

Having a window to the rear, quarry tiled floor, stone sink and housing the two 'Grant' oil fired boilers which serve the domestic hot water and central heating for the hall.

**Workshop 14'10" x 15'3" (4.54 x 4.65m)**

Having a window to the side and to the rear, quarry tiled floor, cast iron fireplace and surround.

**Understairs Pantry**

A useful downstairs storage space.

**Room Two 16'0" x 15'7" (4.88 x 4.75m)**

Split into two areas with a quarry tiled floor.

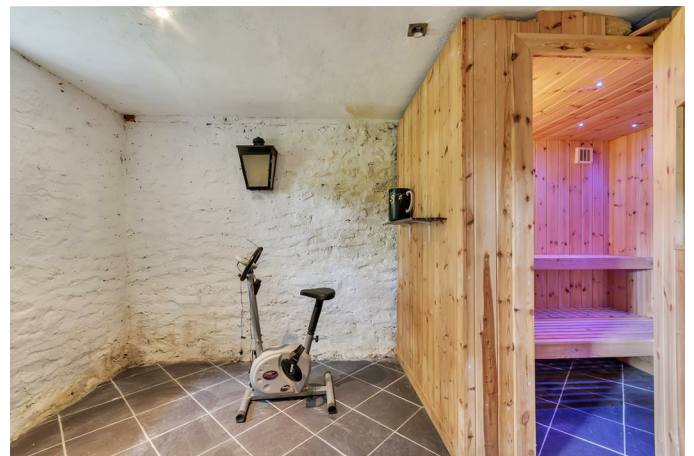
**Room Three 22'1" x 7'8" (6.75 x 2.35m)**

With a tiled floor, window to the side and spotlighting.

**Room Four 15'6" x 7'9" (4.73 x 2.38m)**

With tiled floor and a window to the front.

**Sauna Area**



With a tiled floor and purpose built sauna.

**Galleried Landing**

The impressive galleried landing has the ornate carved original banister and hand rail with two linen cupboards and a wide stair case leading up to the bedrooms.

**Master Suite**

The master suite is accessed from a hallway with a window to the courtyard and a radiator. Doors lead to the bedroom, bathroom and dressing room.

**Principal Bedroom 18'4" x 14'11" (5.60m x 4.57m )**



The bedroom has a bay window overlooking the gardens, feature circular window, radiator, feature decorative fireplace, radiator and the original picture rail.

**Dressing Room 10'7" x 10'0" (3.23m x 3.05m )**



The dressing room has a window overlooking the courtyard, feature fireplace, original picture rail and fitted open fronted wardrobes with rails and shelving.

**Bathroom 11'5" x 6'10" (3.49m x 2.09m)**



The bathroom is fitted with a free standing bath, low level w.c., wash hand basin, tiled flooring, part tiled

walls, two sash windows to the rear, heated towel rail and electric wall heater.

**Bedroom Two 15'1" x 15'10" (4.61m x 4.83m )**



Another superb sized double bedroom having a window overlooking the gardens, feature fireplace and a radiator. A door leads through to the ensuite.

**Ensuite Bathroom**



The en suite has a panelled bath with a mixer tap over and a folding screen, wash hand basin on a vanity unit with a mixer tap over, low level w.c. wood flooring, fully tiled walls, shaver light and an electric wall heater.

### Bedroom Three 15'8" x 15'8" (4.80m x 4.80m)



The third large double bedroom has windows overlooking the gardens, feature fireplace, radiator and the original picture rail. A door leads through to the en suite.

### Ensuite Bathroom 9'10" x 7'4" (3.00m x 2.26m)



The en suite has a panelled bath with a mixer tap over and shower head, wash hand basin on a vanity unit with a mixer tap over, low level w.c, wood flooring, part tiled walls, radiator and the original picture rail.

### Bedroom Four 16'0" x 15'2" (4.89m x 4.64m)



The fourth large double bedroom has a window overlooking the gardens, fitted shelving, vaulted

ceiling, feature fireplace and stripped floorboards. A door leads through to the en suite.

### Ensuite Shower Room

The en suite has a double shower cubicle with a triton electric shower unit, wall mounted wash hand basin, low level w.c., tiled walls, tiled flooring and an electric wall heater.

### Second Floor

To the second floor there is further living accommodation that lends itself to possible employee accommodation or an ideal area for teenagers or for independent living.

### Living Room/Kitchen 16'0" x 15'5" (4.90m x 4.71m)



The kitchen area is fitted with base and wall units with work surfaces over, sink unit with a mixer tap over, a window to the gardens, integrated fridge, electric oven, ceramic hob, radiator and a vflux window. There is exposed brickwork to the lounge area and a door leading to the attic space.

### Bedroom 15'1" x 13'6" (4.62m x 4.12m )



A large double bedroom with a window to the side, velux roof light, a range of fitted bedroom units offering lots of storage, radiator and a door leading to the en suite.

### Ensuite Shower Room

The en-suite has a double shower cubicle, wash hand basin with a mixer tap over, low level w.c., fully tiled walls, tiled flooring with under floor heating and a window to the side.

### Attic Room

There is an attic room located off the lounge offering further great storage.

### Driveway



### Garden and Grounds



The property is accessed along its own long private driveway from the lane. Gates lead onto the parking and turning area that gives access to the house and the garaging.

### Garage 30'2" x 10'11" (9.22m x 3.35m)



The substantial garage provides storage for several vehicles with timber doors to the front.

### Courtyard

A pathway at the side of the house leads to the enclosed gated courtyard. Doors lead into the property and a door gives access to an adjoining workshop.

### Workshop 13'6" x 7'8" (4.12m x 2.36m )

A useful space with windows to both sides.

### Side Elevation



## Gardens



The gardens wrap around the property and there are various areas to sit and relax along with an ornamental pond. The gardens, like the house do require work to bring them to their former glory.

## Garden & Grounds



## Garden & Grounds



## Garden & Grounds



## Land

The land runs around the property and extends to approximately 11 acres in total with hedge boundaries.

## Land Additional Photo



## Land Additional Photo





## Views From The Property



## Views from the Property



## Views from the Property



## Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band H.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

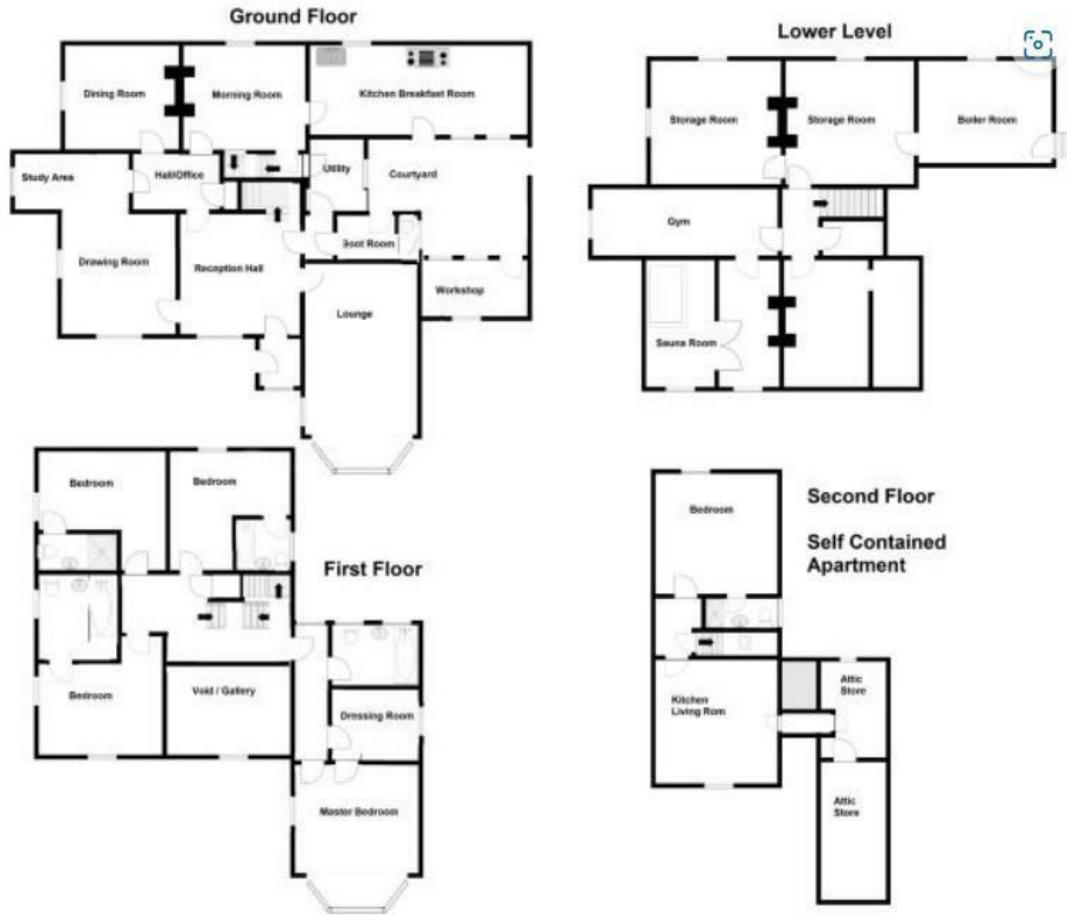
## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

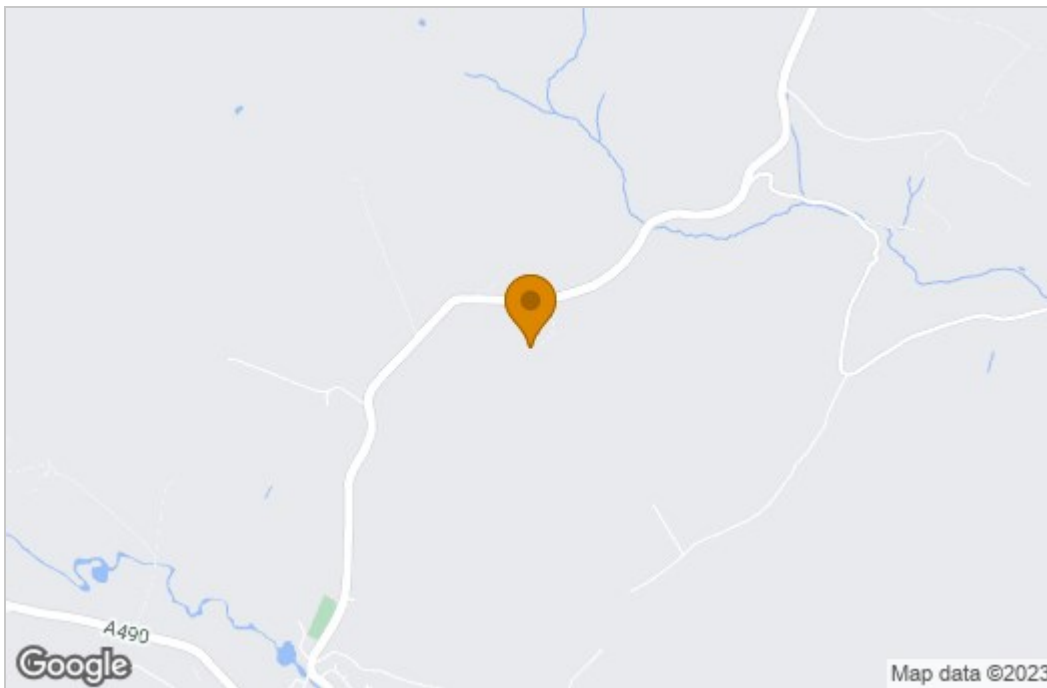
## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

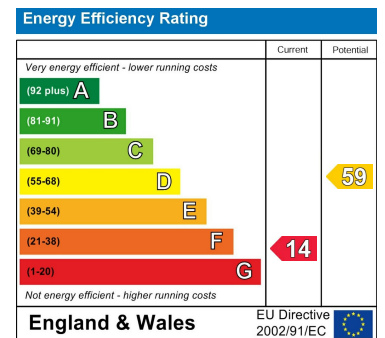
## Floor Plan



## Area Map



## Energy Efficiency Graph



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