

# Town & Country

Estate & Letting Agents



**Ty Llew , Llanymynech, SY22 6RB**

**Guide Price £800,000**

Town and Country are excited to offer to the market this six Bedroom, three storey detached Grade II listed family home with STUNNING countryside views. With five, one Bedroom cottages on site with their own parking, currently being let out on a residential basis, this property comes with a GREAT INVESTMENT OPPORTUNITY. With each spacious Bedroom having their own ensuite, three Living Areas, grand Dining Room and sizeable kitchen, this property would be perfect for a large family looking to live together. With multiple office spaces, its great for those working from home who would like some privacy away from the main house. Viewings are highly recommended to really appreciate this spectacular property.



## Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Take the first left at the roundabout and then left again. Proceed past the petrol station and then at the mini roundabout take the first exit. Proceed straight and the property can be found on the left hand side with parking to the right of the property.

## Location



Situated in the village of Llandysilio, the property is within walking distance of local amenities such as the school, vets, convenience store and garage, with the larger towns of Welshpool and Oswestry close by which have railway links. accessible roads to Wrexham, Chester and Shrewsbury and a wider range of services. Welsh coastal Towns of Barmouth and Tywyn are less than 60 miles away.

## Accommodation Comprises

### Hall



Spacious Entrance Hall with tiled flooring and beamed ceiling.

### Sitting Room



With log burner, tiled flooring, beamed ceiling, looking out on to beautiful countryside views.

### Living Room



Comfortable Living Room with feature fireplace, tiled flooring, radiator, beamed ceiling with incredible countryside views.

### Boot Room



Having sink and drainer, base units, built in shelving units and radiator.



## Dining Room



Grand Dining Room perfect for those with a large family, featuring a fireplace with woodburning stove, radiator and beamed ceiling.

## Cellar

Extensive Cellar, good for storage, with power and lighting installed.

## Kitchen



Large Kitchen comprising base and wall units with sink and drainer, with space for fridge/freezer, range cooker and dishwasher with plumbing already installed, pantry cupboard off, great views of the countryside, tiled flooring and radiator.

## Downstairs W/C One

With hand wash basin and W/C.

## Downstairs W/C Two

W/C and radiator.

## Downstairs Bathroom

Comprising bath, hand wash basin, radiator and tiled flooring.

## Utliy/Boiler Room

Houses the boiler, with built in wall shelving,

worktops, space for fridge and washing machine with plumbing.

## First Floor

### Landing



With radiator.

## Bedroom Five



Large double bedroom with feature fireplace, breath-taking countryside views and radiator. Ensuite off:

### En Suite

Comprising shower cubicle with wall mounted shower, W/C and hand wash basin.



### Bedroom Six



Another double bedroom with built in wardrobe, radiator and countryside views.

### Office



Good office space with distant views of the countryside and radiator.

### Inner Hall



Airing cupboard, space for wardrobes and shelving for storage.

### Living Room



Featuring a fireplace with electric fire, countryside views and radiators.

### Bathroom



Comprising hand wash basin, bath, airing cupboard, radiator and views.

### Second Floor

### Landing



With loft access.

### W/C

Having W/C.



### Bedroom One



Large double bedroom with views and radiator. Ensuite off:

### En Suite



Comprising hand wash basin, W/C and shower cubicle with a wall mounted shower.

### Laundry Room

With built in shelving, radiator and views.

### Bedroom Four



Good sized Bedroom with radiator and views of the countryside. Ensuite off:

### En Suite



Having hand wash basin, W/C and shower cubicle with wall mounted shower.

### Bedroom Three



Third Bedroom with radiator and views. Ensuite off:



### En Suite



Comprising hand wash basin, W/C and shower cubicle with wall mounted shower.

### Bedroom Two



With radiator and views, currently housing three single beds. Ensuite off:

### En Suite

Having hand wash basin, W/C and shower cubicle with a wall mounted shower.

### Five Cottages



INVESTMENT OPPORTUNITY! Each of the cottages are, currently, let out on a residential basis. All with a similar layout, accommodation comprising an open plan Kitchen, Living/Dining Area, ground floor Shower Room and upstairs Bedroom.

### Outbuildings

#### Garage

With plug sockets and lighting.

#### Office Building

Having worktops, sink drainer, plug sockets and lighting. Lovely views of countryside.

#### Shower Room

Comprising hand wash basin, W/C and electric shower.

### Outside

#### Parking



To the side of the house is generous parking and turning space. To the left you'll find the rental cottages, within this area also provides access to the garage, access to the office building and shower room.



### Additional Photograph



### Additional Photograph



### Garden



A secluded garden to the rear which consists of some level lawn, patio area and stunning views to the rear.

### Additional Photograph



### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Hours of Business

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

### 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.

### 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 B.

### 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.

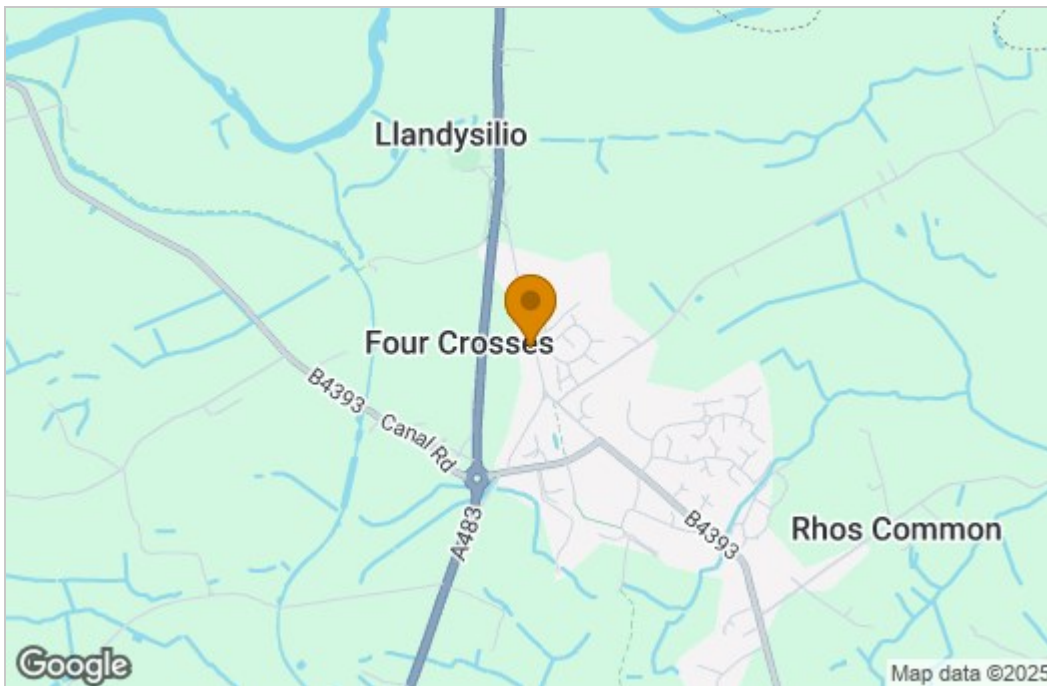
### **Town and Country Services**

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.

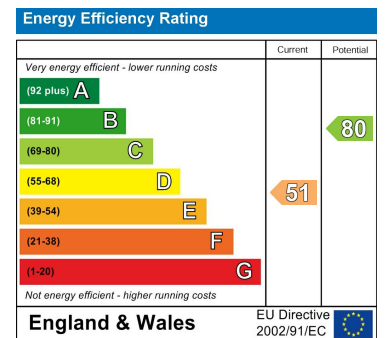


# Floor Plan

## Area Map



## Energy Efficiency Graph



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