

Town & Country

Estate & Letting Agents



Gwalia Stores 4 Market Street, Llanfyllin, SY22 5BX

Offers In The Region Of £325,000

Town and Country Oswestry offer this fantastic listed character family home with truly beautiful presentation steeped in history set in the heart of the popular and vibrant town of Llanfyllin. The property is set over three floors and offers spacious accommodation with a large lounge, kitchen/ dining room, five generous bedrooms, family bathroom and an en suite. To the outside there is a courtyard and a very versatile brick built outbuilding ideal for a number of uses. Llanfyllin offers every day amenities including shops, cafes, Llanfyllin Medical Centre, vets and a high school. It is also well placed with good road links. A gem of a property with viewing required to really appreciate the charm and character of this lovely home!!

Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx. 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin proceed through the village and turn left onto Market Street where the property will be found on the right hand side.

Overview

Gwalia Stores – also known locally as Gwalia House, or 4 Market Street – is a unique and lovely listed townhouse property with a wealth of history - parts are believed to date back to the 1600s. Carpenters' marks can be seen on its exposed beams – these were used in the medieval and post medieval periods to indicate the order in which a timber frame structure should be assembled and were scored into the wood as roman numerals. The winding staircase, original oak flooring and the well-proportioned Victorian shopfront make for a unique home full of history.

In its more recent history it has been the local saddler shop and as much of the original shop fittings were retained during its renovation - these make for a beautiful feature in the living room. It was the childhood home of the local postman. Stories of a tearoom being from the room above (now the master bedroom) have been recounted, as well as previous existences as a cobblers as well as a grocery store.

In the mid-1800s Market Street in Llanfyllin was a close rival to a High Street as a choice location for traders. In 1868 there were seventeen shops and other businesses here.

It is understood that the original shop-front sign was restored by the local Llanrhaeadr sign writer over a decade ago, maintaining that strong connection to its history and wider community.

Accommodation Comprises

Lounge 15'8" x 15'7" (4.78m x 4.77m)



The entrance door welcomes you into the beautiful lounge being full of original features and character. There is a window to the front, wood flooring and a range of fitted shelving and storage from when the property was used as a shop that really adds to its charm. The walls have the original panelling along with a panelled ceiling along with a modern infra red panel heater. A door leads through to the kitchen.

Additional Photo



Additional Photo



Additional Photo



Kitchen/ Dining Room 19'9" x 13'11" (6.02m x 4.25m)

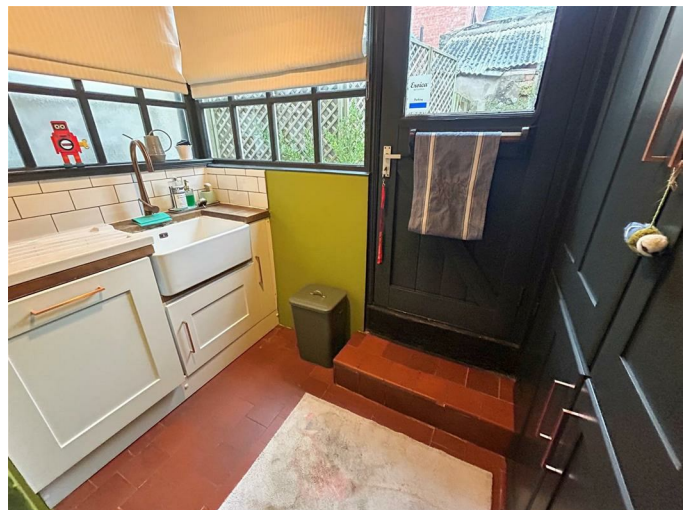


Additional Photo



The kitchen/ dining room is the real heart of this lovely home. The kitchen area is fitted with base and wall units with work surfaces over and a breakfast bar. There is a range style cooker with a copper splashback and a chimney extractor fan over. The room has the original quarry tiled flooring, space for an American fridge, exposed wall timbers, modern infra red panel electric heater, plumbing for a washing machine, the original beamed ceiling, a window to the side and a door leading to the side passage. A staircase leads to the first floor and a step leads to the utility and pantry area. The dining area has a beautiful inglenook fireplace with a log burning stove inset on a slate hearth.

Utility 7'2" x 4'9" (2.20m x 1.45m)



The utility has been fitted with modern wall to floor units offering great storage and shelving. There is a window to the side, quarry tiled flooring, fitted base units with an integrated Bosch dishwasher and work surface over, inset Belfast sink with a mixer tap over, tiled walls, modern infra red panel heater and a

part glazed door to the side leading out to the rear garden.

Side Passage

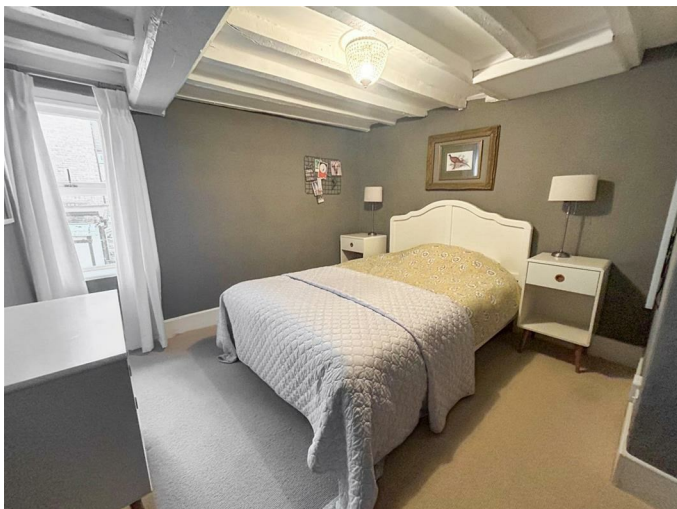
A passage runs along the side of the property with a door giving access to the front and back door leading to the neighbouring property.

First Floor



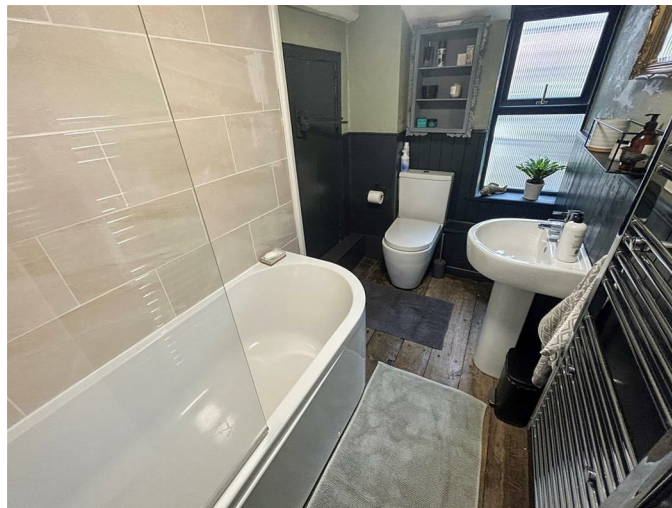
The first floor landing has a window to the rear and a staircase leading to the second floor accommodation. There is original structural timbers on the stairs that add to the character along with a beamed ceiling, modern infra red panel heater, and a built in cupboard. Doors leads to the two first floor bedrooms and the family bathroom.

Bedroom One 10'2" x 9'10" (3.10m x 3.02m)



A good sized double bedroom decorated in calming colours having the original beamed ceiling and a modern infra red panel heater.

Family Bathroom



The family bathroom is fitted with a low level w.c., a panelled bath with a mixer tap and mains shower over with a glass screen, wash hand basin with a mixer tap over, original beamed ceiling, part tiled walls, part original panelled walls, exposed floorboards, heated towel rail and built in storage cupboard.

Bedroom Two 16'1" x 15'11" (4.91m x 4.86m)



A fantastic sized double bedroom with two sash windows to the front, the original beamed ceiling, modern infra red panel heater and a focal decorative fireplace with a cast iron open fire inset with a tiled hearth.

Additional Photo



Bedroom Three 12'4" x 9'1" (3.78m x 2.79m)



The third double bedroom has a sash window to the front, exposed wall timbers, loft hatch and a modern infra red panel heater.

Second Floor Landing



The character of the property continues to the second floor with exposed floorboards, structural timbers and doors leading to the three bedrooms.

Additional Photo



Study/ Bedroom Five 16'7" x 7'1" (5.08m x 2.16m)



Bedroom five has a sash window to the front, exposed floorboards, built in storage and a modern infra red panel heater.

Bedroom Four 15'2" x11'2" (4.64m x3.41m)



The fourth double bedroom is decorated in sumptuous colours and has a window to the rear, a vaulted ceiling giving a feeling of space, exposed floorboards, modern infra red panel heater and a range of fitted wardrobes. A door leads through to the en suite bathroom.

Additional Photo



En Suite Bathroom



The en suite is decorated in a vibrant style and has a panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin with a mixer tap over, heated towel rail, a window to the side, spotlighting and part tiled walls.

Note from Home Owner:

The home is decorated throughout in Little Greene colour palette (eco-friendly & breathable paints), Farrow and Ball and Graham Brown wallpaper.

To The Outside



To the rear of the property there is a private courtyard garden being an ideal place to relax and entertain. Another great feature is a brick built outbuilding measuring 3.55m x 3.16m offering a very versatile space for various hobbies or for a possible home office.

Additional Photo



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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

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

Tenure/Council Tax

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

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

Services

The agents have not tested the appliances listed in the particulars.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

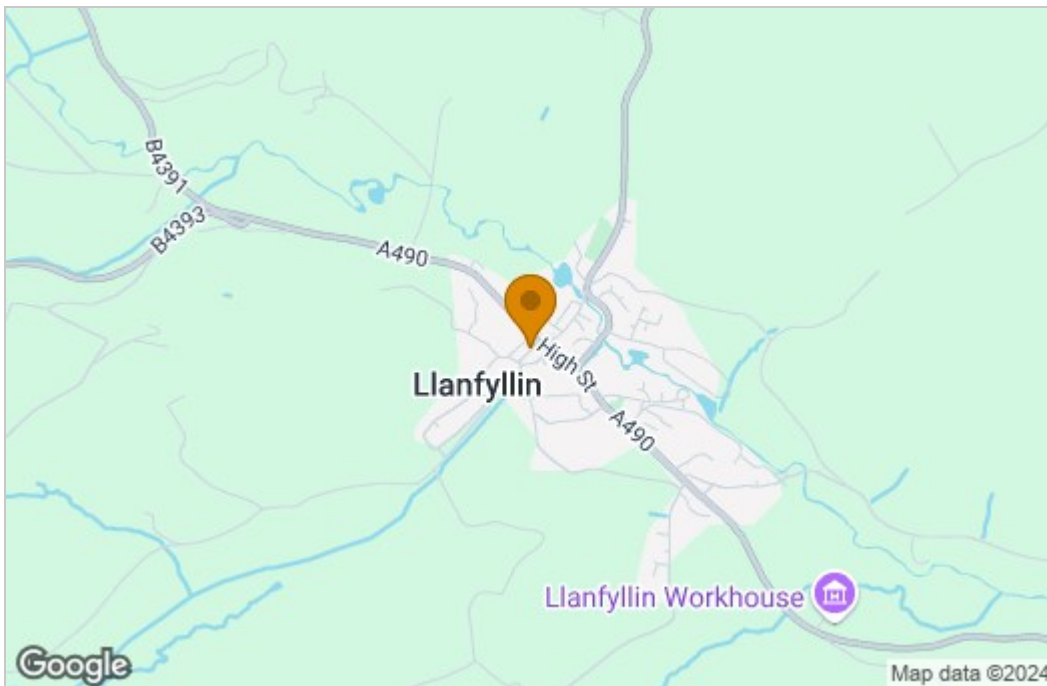
Additional Information

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.

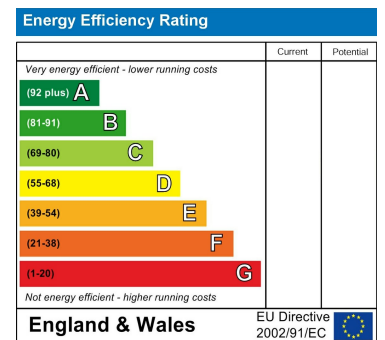
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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