

# Town & Country

Estate & Letting Agents



**Bitfel , Llanrhaeadr Ym Mochnant, SY10 0BG**

**Offers In The Region Of £535,000**

Town and Country Oswestry offer this delightful detached country cottage set in a stunning rural location with stables, outbuilding and approximately 6 acres of land. The property offers character accommodation with many original features and fantastic potential for those looking to keep animals and enjoy the good life. There is extensive gated parking and garage along with four stables. Located in the pretty area of Cefn Coch on the edge of the village of Llanrhaeadr in the heart of the Tanat Valley with beautiful views yet within easy reach of all amenities and road links. A true gem, rarely available on the open market.



## Directions



From Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed along and out of the village for approximately one mile. The property will be found on the right hand side.

**Kitchen/Breakfast Room 19'10" x 10'0" (6.06m x 3.07m)**



The character kitchen has a window to the front, window to the rear, fitted base and wall units with tiled worktops, island unit with an electric hob, a Rayburn inset with a brick surround, tiled flooring, stone fireplace with a log burner inset and a beam over, spotlights, part tiled walls, double doors to the lounge and stairs leading off to the first floor. Doors lead to the lobby, utility and the dining room.

## Additional Photo



## Additional Photo



**Lounge 10'4" x 13'6" (3.17m x 4.14m )**



The bright lounge has a bow window to the front overlooking the garden, exposed stonework, vaulted ceiling with beams, radiator, stained glass feature window to the rear and double bifold doors leading to the conservatory.

## Additional Photo





### Dining Room 9'6" x 11'1" (2.90m x 3.38m)



The dining room has a window to the front overlooking the garden and a radiator.

### Conservatory 10'0" x 11'10" (3.05m x 3.63m )



The conservatory has tiled flooring, windows to the front, side and the rear and bifold doors to the side leading out to the garden.

### Hallway and Bathroom



The ground floor bathroom is accessed from the

kitchen through a small hallway area with space for coats, a linen cupboard and tiled flooring. The bathroom has a window to the rear, low level w.c., wash hand basin, panelled bath with a mains powered shower over, fully tiled walls, beamed ceiling, tiled flooring and a heated towel rail with a school style radiator.

### Utility 14'2" x 7'9" (4.32m x 2.38m)



The useful and versatile utility has a window to the side and the rear, slate flagged flooring, spotlighting, space for appliances and a stable door leading out to the rear.

### Landing

The landing area opens onto the first bedroom.

### Bedroom One 9'4" x 11'3" (2.86m x 3.43m )



The first double bedroom has a window to the front with views, radiator, oak floor, loft hatch and leads through to bedroom two.



### Bedroom Two 9'3" x 11'2" (2.83m x 3.41m )



The second double bedroom has a window to the front with views, oak floor, Radiator, loft hatch and eaves storage, and an en suite cloak room off with a low level W/C and a wash hand basin.

### Rear Porch



There is a coal store off and a door leading to the rear garden. There is also a separate area with two rooms ideal for housing dogs. One room measures 2.00mx 1.53m and the second room measures 2.24m x 1.53m

### To The Outside



The property is approached from the lane over a gravelled driveway. There is a low brick boundary wall and double electric gates that open onto the parking and turning area in front of the property. There are planted flower beds and central flower bed with a porch leading to the front door. A gate gives access to the side gardens and the adjoining paddocks.

### Driveway



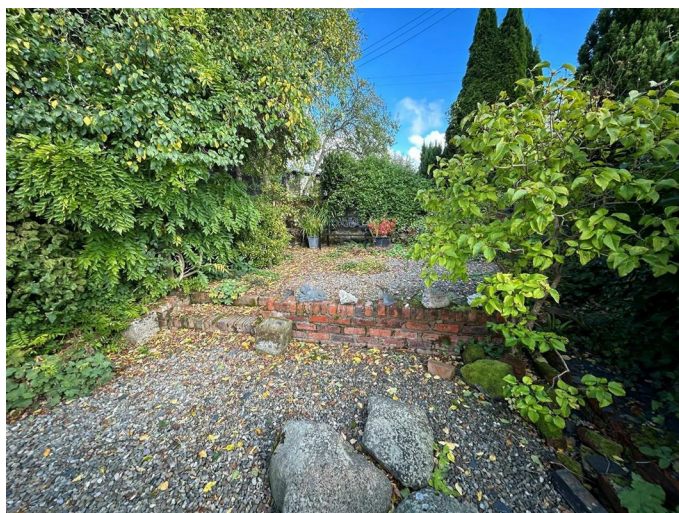


### **Garage 10'9" x 14'1" (3.28m x 4.31m )**



The detached garage has an up and over door and a window to the side.

### **Side Garden**



There is a private gravelled seating area located off the conservatory with shrubbed flower beds and steps leading up to the paddocks and stables.

### **Rear Garden**



The rear garden has steps up to lawned and

shrubbed areas with an orchard area planted with various fruit trees and bushes.

### **Stable Block**

The main stable block is split onto four sections with power.

### **Stable One 10'4" x 11'8" (3.17m x 3.56m)**



### **Stable Two 10'4" x 11'6" (3.17m x 3.53m)**

### **Stable Three 10'4" x 11'10" (3.17m x 3.61m )**

### **Stable Four 10'4" x 11'4" (3.17m x 3.46m )**

### **Outbuildings**



### **Barn 20'8" x 10'5" (6.30m x 3.20m)**

There is double storey metal outbuilding ideal for storage of machinery. There is also a static caravan located behind the stables with a second dilapidated static and second stable block/ tack room.



## Second Stable Block 19'4" x 10'4" (5.91m x 3.17m)



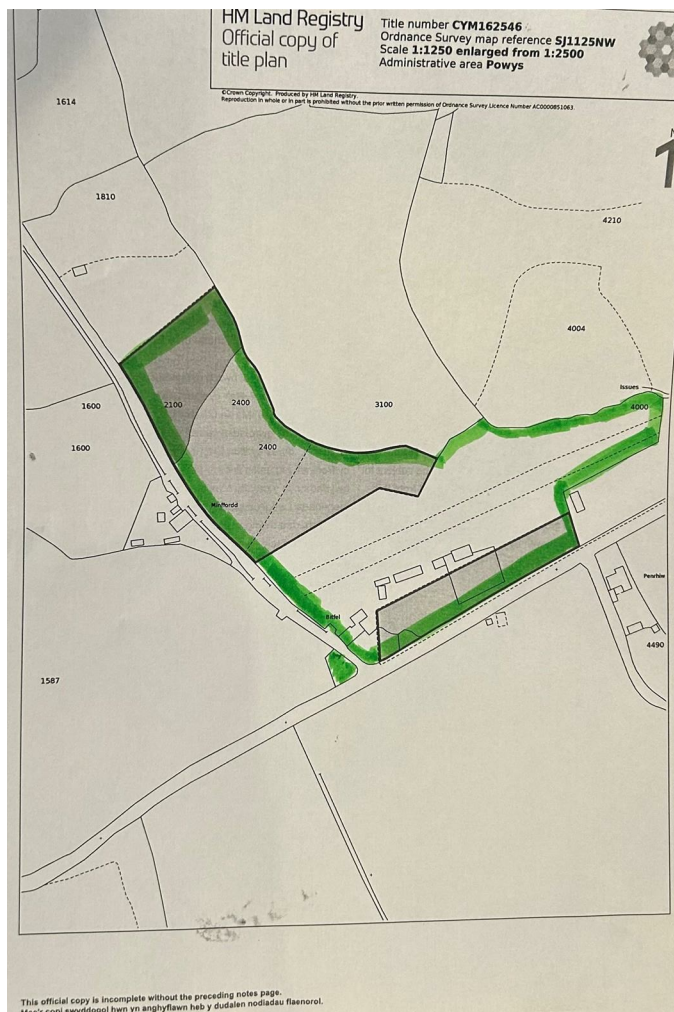
The second stable block provides good storage space.

## Land & Paddocks



The land and grounds extend to approximately 6.17 acres and consist of various paddocks and enclosures ideal for keeping livestock and horses. The stables and out buildings lie to the left of the house with turnout areas and fenced paddocks with gated road access.

## Land Plan



## Additional Photo





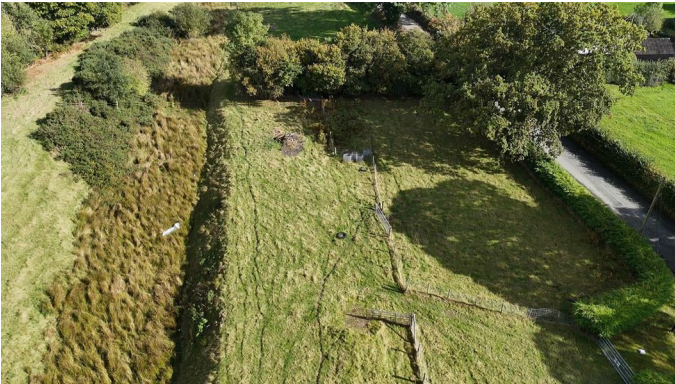
Additional Photo



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Views





### Additional Photo



### Additional Photo



### Additional Land



There is a further small enclosed orchard area located across the lane from the property.

### 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.

### 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, 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 G.

### 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

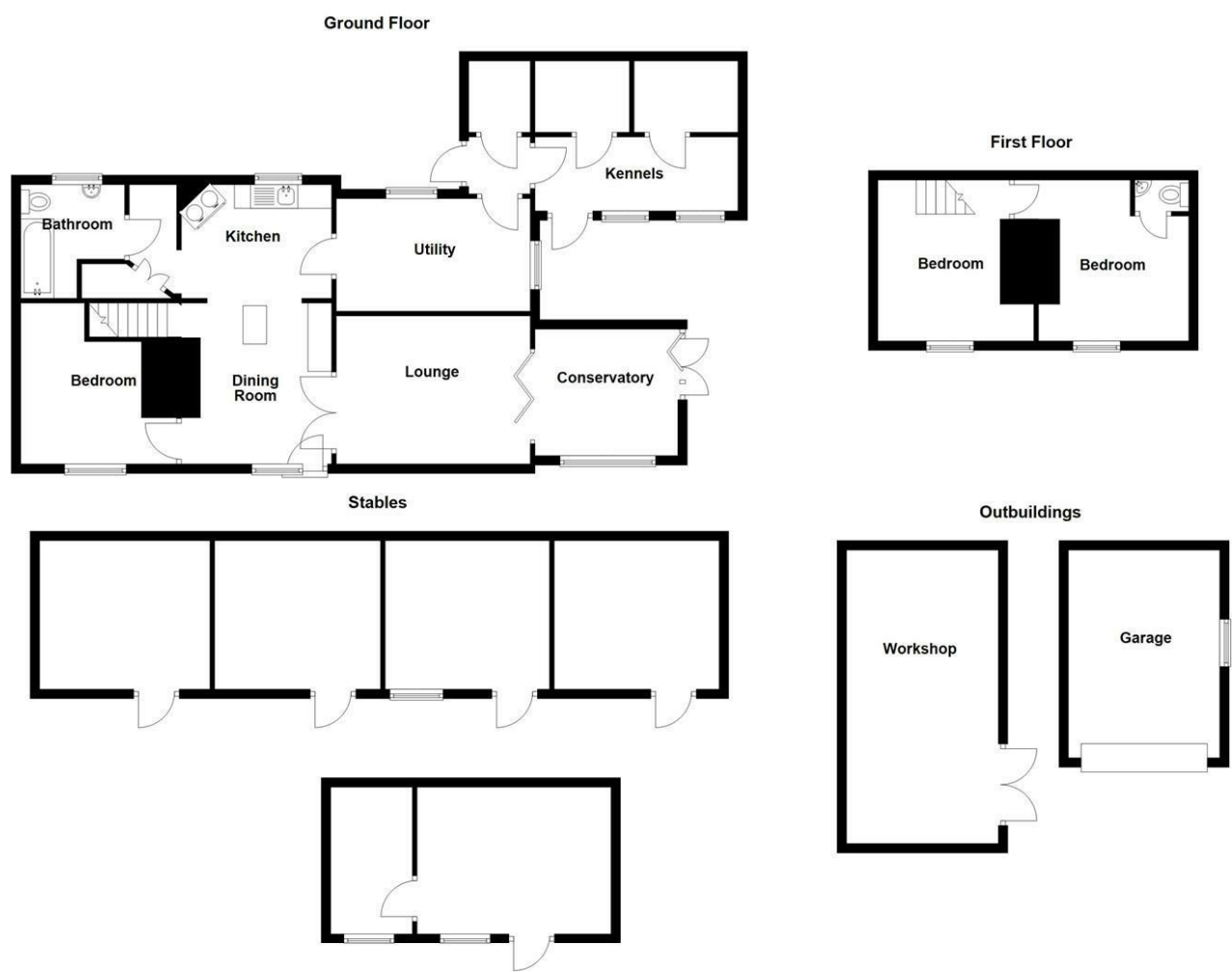
### Additional Information

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.



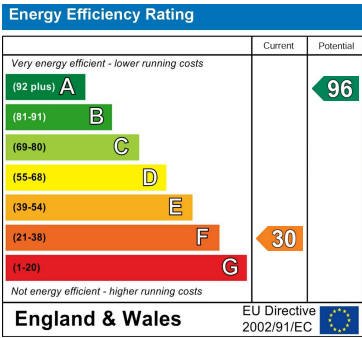
Floor Plan



Area Map



Energy Efficiency Graph



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