

# Town & Country

Estate & Letting Agents



**Maes Oaken , Llangyniew, SY21 0JT**

**Offers In The Region Of £250,000**

WITH NO CHAIN!! ARE YOU LOOKING FOR SOMETHING REALLY UNIQUE WITH GREAT POTENTIAL! Town and Country Oswestry offer this fantastic opportunity to purchase 11.3 acres of land with a self contained 'hobbit house' currently in situ along with planning permission for the installation of three more units. A gravel driveway leads down to the parking area with fields either side and leads to the beautiful character holiday home that offers an open plan bedroom/ lounge/ kitchen and shower room. There is a sewerage treatment plant in place along with solar panel power. An amazing position with far reaching views offering a lot of potential and scope. NOT TO BE MISSED!! Llangyniew is a small hamlet within easy reach of thriving communities of Welshpool and Llanfair Caereinion.



## Directions



Alternatively, from Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads turn right by the White Lion public house onto the A495. Continue along this road and turn left towards Llansantffraid, remaining on the A495. Proceed along, passing through Llansantffraid, until reaching Meifod. Proceed through Meifod and through the traffic lights over the humpback bridge. After approximately 500m turn left signposted Llanfair Caereinion. Proceed up the hill and pass the Spud hut and Pen Y Pentre caravan park. Take the first turning right signposted Dolanog. The land will be found on the left after approximately 100 metres identified by our For Sale board.

What3words: ///zone.musician.equipment

## Overview



The site and land extends to 11.3 acres in total and has well fenced fields with water provided. The entrance at the top of the road leads down along a gravelled driveway that opens out onto a parking area for several vehicles. beyond this, a pathway leads to the current holiday home that has been finished and is currently let out on a regular basis. The current owners have also obtained planning permission for a further three holiday homes on the site therefore creating a great opportunity for a purchaser to further develop the site and generate a great income. The owners have also installed a sewerage treatment plant that will serve the four dwellings.

## Entrance



## The Fields



The fields are split into four separate paddocks with well fenced boundaries and running water to each. We are informed by the vendors that they have permitted development approval for an agricultural building by the oak tree.

## Additional Photo





**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



**The Hobbit House 39'4" x 7'2" (12.00m x 2.20m)**



The holiday home is truly delightful and has been designed to blend into the landscape to create a magical yet very comfortable get away from every day life. The 'hobbit home' is very well insulated and has the benefit of solar power with two batteries and an inverter. A glazed door with lovely curved glazed side windows lead into the home and let in lots of natural light.



## Lounge



The lounge area enjoys views out to the front over the fields and countryside beyond. A circular shelved feature leads through to the bedroom area and a wood fired stove/ range sitting on a quarry tiled hearth provides heating and cooking facilities.

### Additional Photo



## Kitchen



The kitchen area has a beautiful oak work surface

with an inset sink with a mixer tap over on a vintage base unit, a window to the front overlooking the grounds, shelving and storage. A door leads through to the shower room.

### Additional Photo



## Shower Room



The shower room has a window to the front, a low level w.c., shower cubicle, slate effect aqua panelled walls, vinyl flooring, a solid oak work surface with a free standing porcelain wash hand basin with wall mounted taps.



### Additional Photo



### Bedroom



The bedroom area has a window to the front, feature panelled walls and wood flooring.

### Additional Photo



### Parking



The gravelled parking area offers space for a number of vehicles.

### Aerial Views



### Additional Photo





### 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](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 A.

### 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

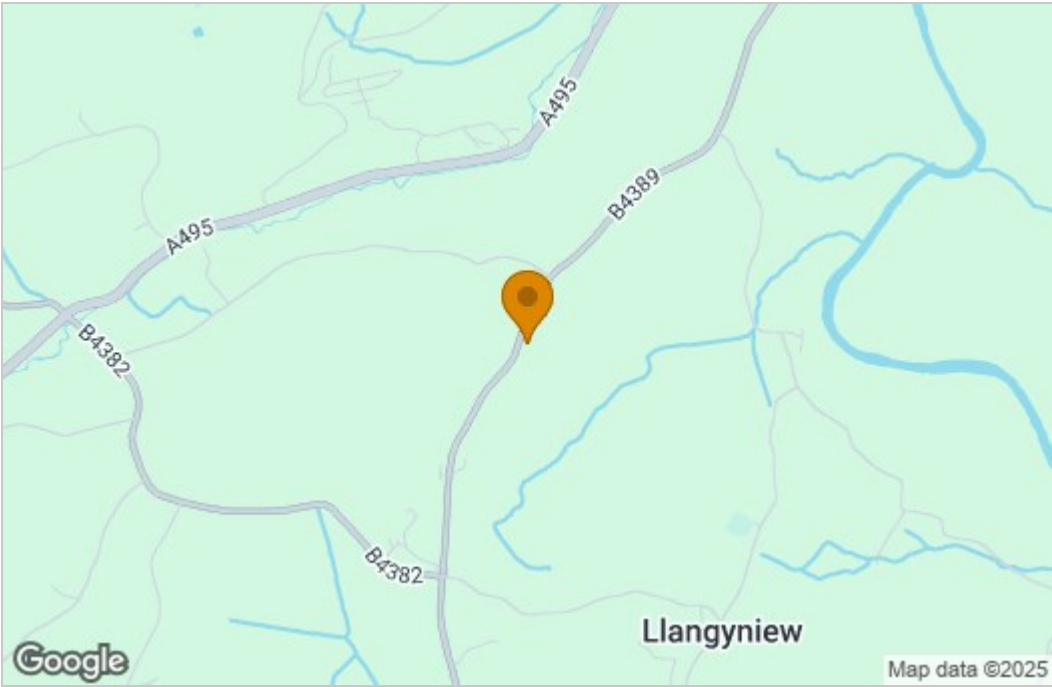
### Additional Information

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.

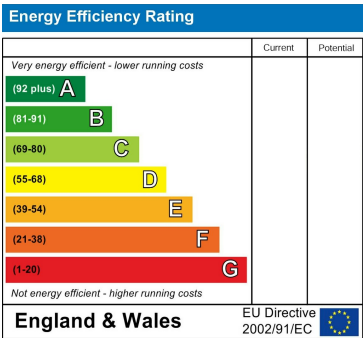
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Floor Plan

Area Map



Energy Efficiency Graph



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