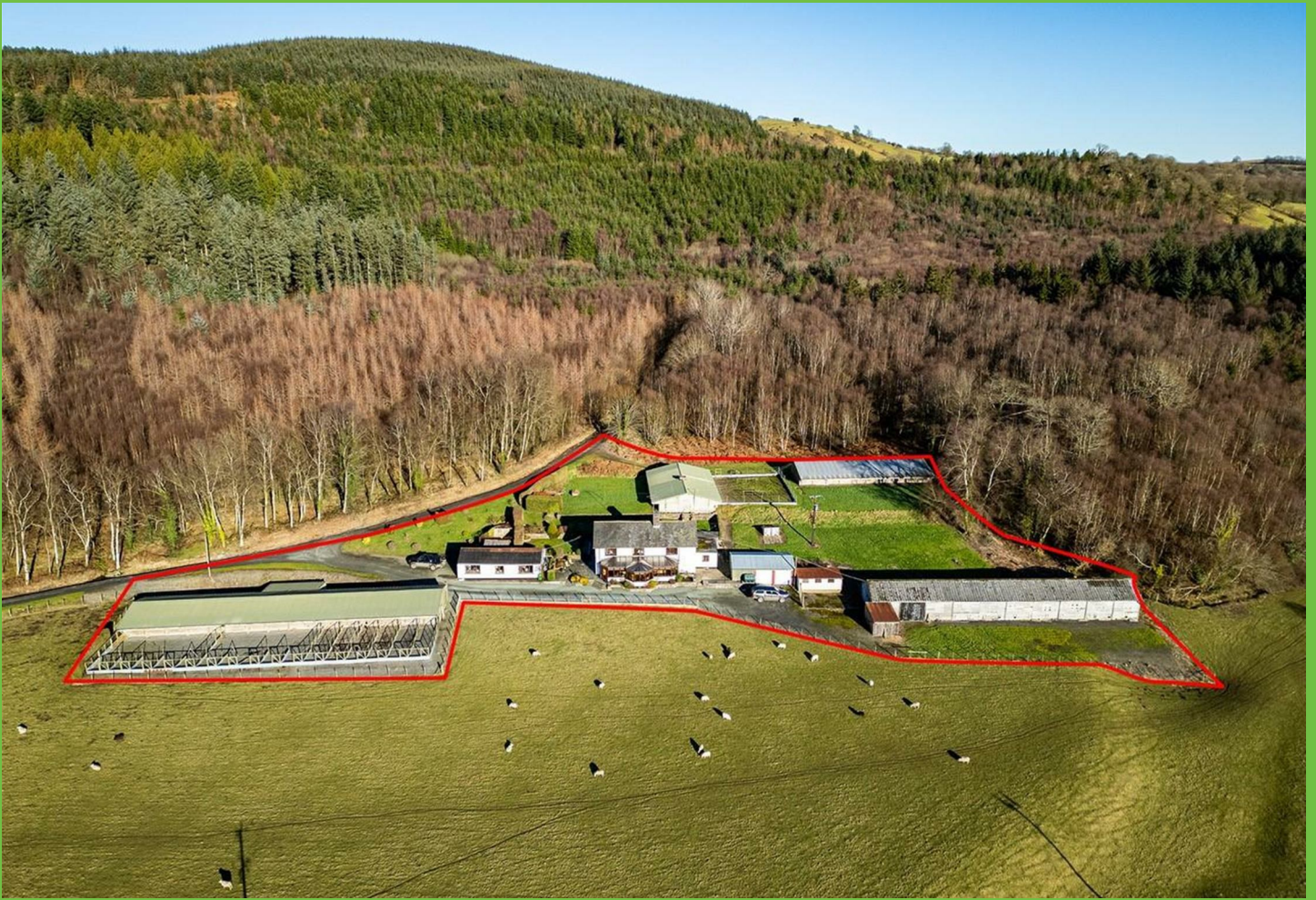


Town & Country

Estate & Letting Agents



The Warren , Llangadfan, SY21 0QF

Offers In The Region Of £500,000

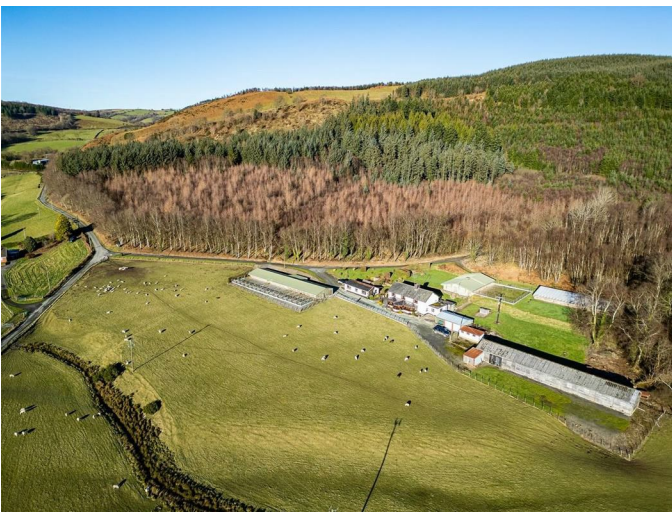
WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this very rare opportunity to purchase a wonderful detached rural family home set within large grounds extending to approximately 1.65 acres with an extensive range of purpose built outbuildings offering a wealth of scope and versatility. The property offers spacious accommodation having a utility, cloakroom, kitchen/ breakfast room, large conservatory, lounge, ground floor bedroom and en suite. To the first floor there are three further bedrooms, study area and a large snooker room. There are numerous single storey barns and outbuildings along with double garage and extensive parking and gardens. The surrounding scenery is stunning with views in all directions whilst Welshpool is within easy reach. A superb property with viewing essential to appreciate the potential and the location.

Directions



From our Willow Street Office continue up Willow Street turning left onto Welsh Walls. Follow the road around and turn left. At the traffic lights turn right for Morda. Proceed through the village of Morda turning right on reaching the bypass. Continue along the A483 turning right at Llyncllys crossroads, signposted Llansantffraid, Lake Vyrnwy. After approx. 2 miles turn left for Llansantffraid. In Llansantffraid turn right after the White Lion Pub towards Llanfyllin. After the village of Llanfechain turn right at T-junction for Llanfyllin. After leaving Llanfyllin, turn left signposted Llanwyddyn. Follow this road along for approximately 4 miles. At the turning for lake Vyrnwy keep on the road (B4395) and bear to the left following the road for approximately 2 miles passing the post office on the right. Pass over the Pont llogel bridge and proceed up the hill. Turn right between the two cottages signposted Cowny. Follow this lane for approximately 1.5 miles passing over the bridge. The property will be found on the right down a gravelled driveway.

Location



Accommodation Comprises:

Utility 6'8" x 15'9" (2.05m x 4.82m)

The utility has tiled flooring, window to the rear, window to the side, part glazed door to the side, stainless steel sink and unit, plumbing for appliances and Firebird oil boiler. A door leads to the cloakroom and kitchen.

Cloakroom

The cloakroom has a window to the rear, tiled flooring and a W/C.

Kitchen 22'6" x 9'5" (6.88m x 2.88m)



The kitchen has tiled flooring with a window to the side and a window to the rear. Fitted with a range of wall and base units with work surfaces over, a stainless steel double drainer sink and mixer tap, plumbing for a dishwasher, part tiled walls, gas 5 ring hob, eye level hob, underfloor heating, double doors to the conservatory, two bin cupboard offering good storage and a door to lounge.

Lounge 11'11" x 20'11" (3.64m x 6.40m)



The spacious lounge has a window to the rear, two radiators and a beamed ceiling. There is a stone open fireplace, double doors leading to the conservatory, wall lights and stairs leading to the first floor.

Conservatory 36'4" x 12'9" (11.09m x 3.89m)



The fantastic conservatory has tiled flooring, wall lights, underfloor heating, electric wall heaters and doors leading out to the gardens. A door leads to the ground floor bedroom.

Ground Floor Bedroom 20'9" x 13'10" (6.35m x 4.24m)



The large ground floor bedroom has two built in wardrobes, a window to the side, a radiator, door leading to the en-suite and a beamed ceiling.

En-suite 9'3" x 14'7" (2.82m x 4.47m)



The en-suite has a window to the front and a window to the side, tiled flooring, W/C, wash hand basin, panelled bath, corner shower cubicle and electric shower, heated towel rail and part tiled walls.

First Floor Landing

The first floor landing gives access to the bedrooms and the bathroom.

Bedroom One 9'8" x 15'6" (2.96m x 4.73m)



Bedroom one has a window to the front a window with great views, a window to the side and two radiators.

Bedroom Two 10'10" x 8'9" (3.31m x 2.68m)



Bedroom two has a window to the front with great views, a radiator, and fitted wardrobes.

Bedroom Three 7'3" x 7'9" (2.23m x 2.37m)



Bedroom three has a window to the rear, a radiator and fitted shelving.

Bathroom 9'7" x 6'6" (2.93m x 1.99m)



The bathroom has a window to the rear, W/C, wash hand basin, shower cubicle with electric shower,

panelled bath, a radiator, panelled walls and shaver point.

Study Room 7'5" x 11'2" (2.28m x 3.41m)

The study/ bedroom area has a window to the rear, a linen cupboard off, radiator and a door leading to the snooker room.

Snooker Room 15'7" x 20'9" (4.76m x 6.35m)



The fantastic sized snooker room accommodated a full size snooker table and has a window to the front with great views, a window to the rear, two radiators and recessed shelving.

To The Outside



The property is accessed from the lane onto a gravelled driveway and turning area providing parking for several cars. The driveway also runs along the front of the house leading to the double garage, outbuildings and yard area beyond. All the outbuildings have power and lighting supplied and all have concreted flooring throughout.

Gardens



The extensive gardens are lawned and shrubbed and extend around the property. There are patio areas ideal to sit out and take in the scenery.

Workshop and Garage 37'10" x 17'3" (11.54m x 5.26m)



This single storey building has three windows to the front, a garage door to the side, power and lighting. We feel as agents that this building would be ripe for conversion to further living accommodation/ annexe subject to obtaining the relevant planning.

Outbuilding 126'3" x 21'1" (38.5m x 6.45m)



This first outbuilding is located to the right hand side of the drive and is split into internal holding pens with a door to the rear and side. There is a further room to the rear measuring 7.16m x 3.45m with a door leading out onto the driveway. There are also turn out fenced pens to the front of the building.

Additional Photo



Double garage 18'11" x 18'10" (5.77m x 5.75m)



The double garage has a double up and over door.

Adjoining Outbuilding 9'3" x 19'0" (2.83m x 5.8m)

There is a further outbuilding that adjoins the garage that has a door to the side and an outside tap.

Outhouse 14'7" x 8'3" (4.46m x 2.53m)

This outhouse is attached to the main house and has a window to the rear, a window to the side and a door to the side.

Pig Stys

To the rear of the house there is also an outbuilding comprising three pig sty's each having a fenced and gated turn out area.

Additional Outbuilding 117'7" x 18'3" (35.86m x 5.57m)



This building is split into three sections and has double doors to the front with an additional area at the rear(16.95m x 5.55) which has a window to the rear.

Additional Photo



Additional Photo



Front Yard

To the front of this building there is a large yard area ideal for parking and turning. There is also a timber garage with doors attached to the building.

Top Outbuildings 29'2" x 55'6" (8.9m x 16.93m)



The top outbuildings have a second driveway that leads down to access them both. The first has a door to the front and double doors to the rear. There is also a large fenced pen to the outside.

Additional Photo



Aerial View



Second Outbuilding 20'9" 75'5" (6.35m 23.00m)



The far outbuilding also has an additional area measuring 4.51m x 3.48m

Additional Photo



Further Grounds

There are further grounds and garden area behind the top outbuildings that lead down to the lower boundaries of 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, 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, 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 must 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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