

# Town & Country

Estate & Letting Agents



**Foel Farm , Llansantffraid, SY22 6UA**

**Offers In The Region Of £1,100,000**

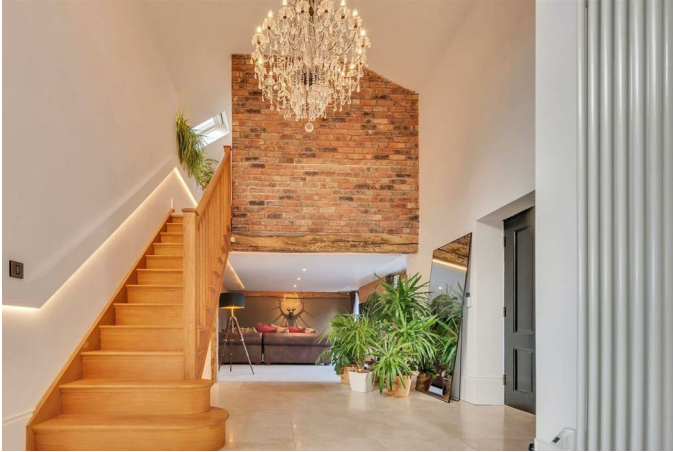
A PERFECT BLEND OF CLASSIC PERIOD CHARM AND CONTEMPORARY FEATURES! Situated just a stones throw away from the village of Llansantffraid, this stunning detached home offers a perfect blend of rustic charm and contemporary living. Extended in 2023 and now providing six generously sized bedrooms, this property is ideal for families seeking both space and comfort. The adaptable and versatile accommodation allows for a variety of living arrangements, making it suitable for those who may require space to work from home or entertain guests. As you enter, you are greeted by the most stunning open reception space and sunroom which seamlessly links the interior to the outside space and provides an inviting atmosphere for both relaxation and entertaining. The high-quality finish throughout enhances its appeal, ensuring that every corner reflects a sense of style and sophistication. Privately situated in around an acre of gardens, the property also has a number of outbuildings providing plenty of storage and potential for conversion to provide further accommodation if required. This home is a rare find, combining modern amenities with the charm of rural living. It is perfect for those who appreciate quality and comfort in a peaceful environment. Do not miss the opportunity to make this exceptional property your own.

### Directions

Leave Oswestry and head south on the A483 towards Welshpool. At Llynclys Crossroads turn right onto the A495 and proceed through Porthywaen and past the Llanyblodwel Village Hall. Take the next turning left for Llansantffraid and proceed to the far end of the village. Turn right onto the B4393 signposted Llanfechain & Llanfyllin and continue for approx. half a mile before the property will be found on the left hand side identified by our pointer board.

### Accommodation Comprises;

#### Hallway



Entering through large double doors into the hallway the first thing that hits you is the light. This airy space has high ceilings and is flooded with light from the adjacent sunroom, the hallway also leads to the lounge. Large limestone tiles run throughout. Stairs lead to the first floor. There are also two storage cupboards, one of which contains control panels for various areas of the property.

### Sunroom 29'11" x 18'7" (9.14 x 5.67)



The hallway runs through to the large sunroom which is an outstanding feature of this property. The industrial feel of this room with its extensive glass and exposed brick work adds a modern edge to an otherwise very traditional building. Looking out over the private garden, the sunroom flows seamlessly

to the large outdoor patio with a continuation of the large limestone tiles and double doors into this space. There is spotlighting throughout.

### Sunroom Additional Photograph



### Lounge 23'9" x 15'5" (7.26 x 4.71)



This large relaxing space has two floor to ceiling windows looking out to the front of the property, a TV point, a feature ceiling with recessed lighting creates a warm ambiance. There are two contemporary radiators, exposed timbers further add to the character along with deep skirting boards.

### Landing One



Accessed from the hallway, the landing has Velux windows and doors which lead to the two bedrooms and shower room. This property has two staircases and this 'wing' of the property is separated from the rest of the house providing a great opportunity for these rooms to be used as either home offices or guest accommodation if required.

### Shower Room 4'11" x 10'8" (1.52 x 3.27m)



Fully tiled with limestone tiles, this room has a Velux roof window, large walk in shower cubicle with a glass screen and shower with two heads, a recessed shelf, large illuminated mirror, wash hand basin on a vanity unit with a mixer tap over, W/C, and a heated towel rail.

### Bedroom One 9'2" x 14'8" (2.80 x 4.49m)



This double room has a window to the front. The room also benefits from a radiator.

### Bedroom Two 8'2" x 10'10" (2.50 x 3.31m)



Currently used as a study, this room has a window to the front and to the side along with a Velux window letting in plenty of light. There is space for a double bed, a school style radiator, and a solid aged oak window sill.

### Kitchen 16'2" x 13'6" (4.95 x 4.14m)



The kitchen has a window to the front, a range of base units with hand crafted thick wood block worktops, a large Belfast sink with storage space below, a large island unit providing plenty of storage

cupboards and drawers along with space to sit at, a large inglenook fireplace with original bread oven and oak beam over and providing space for a large range cooker. There are exposed ceiling beams which further add to the character. The limestone tiles from the sunroom and hallway continue through to the kitchen and a further door leads to the utility/pantry space.

#### **Kitchen Additional Photograph**



#### **Utility Room/Pantry 6'5" x 14'11" (1.96 x 4.56m)**

This room which sits adjacent to the kitchen is a versatile storage space, it currently houses the washing machine and a dishwasher and an American style fridge/freezer, oil fired boiler, stone tiled floor, exposed beams, a window to the side, and it has plenty of larder shelving.

#### **Cloakroom 6'5" x 8'0" (1.96 x 2.45m)**

The downstairs cloakroom is another useful space providing a large storage cupboard with mirrored doors, it has a W/C, wash hand basin, porcelain tiled floor, a radiator, beamed ceiling and a window to the side.

#### **Snug 16'2" x 14'11" (4.93 x 4.55m)**



This room provides a fantastic space for relaxation, it has an oak floor, large characterful inglenook fireplace with an oak beam over and a slate hearth and housing a large 'Severn' log burner, there are

two windows to the side, two radiators, exposed wall timbers and beams which further add to the character. The snug leads to the spacious dining room. There is a door to the study and a door to a useful under stairs storage cupboard. Stairs lead to the main first floor wing of the property.

#### **Snug Additional Photograph**



#### **Dining Room 10'5" x 15'11" (3.18 x 4.87m)**



The dining room leads off from the snug, it has a characterful brick fireplace, space for a large table and chairs, exposed beams and the wooden floor continues through from the snug.

**Home Office/Reception Room 14'2" x 23'3" (4.34 x 7.09m)**



This room could serve many purposes, currently used as a home office and library. It has fitted book shelves and illuminated display shelves with built in cupboards, TV point, spotlighting and two radiators. It has a window and patio doors to the side which lead to a delightful sunken courtyard which is a lovely private space.

**Second Landing**

Doors lead to the bedrooms and bathroom.

**Principal Bedroom 14'11" x 16'4" (4.57 x 5.00m)**



The principal bedroom is a stunning space with a vaulted ceiling and exposed timbers, two windows to the front, large built in cupboards, TV point, wooden floorboards, contemporary radiator and a door which leads to two useful further rooms which are currently used as a dressing room and storage area.

**Dressing Room 10'10" x 6'3" (3.32 x 1.93m)**

This useful space offers plenty of room for furniture, currently used as a dressing room. It has a window to the rear and wooden floorboards.

**Storage Room 14'8" x 6'3" (4.48 x 1.93m)**

Leading off from the dressing area, this useful storage room could provide further potential for development to an ensuite for the principal bedroom.

**Bedroom Three 10'5" x 16'0" (3.18 x 4.88m)**



This double room has a window to the front, a radiator and access to the roof space via a loft hatch.

**Bedroom Four 11'1" x 13'1" (3.38 x 4.00m)**



This double room is currently used as a dressing room and has a window to the side, exposed wooden floorboards and a radiator.

**Bedroom Five 14'10" x 10'1" (4.54 x 3.09m)**



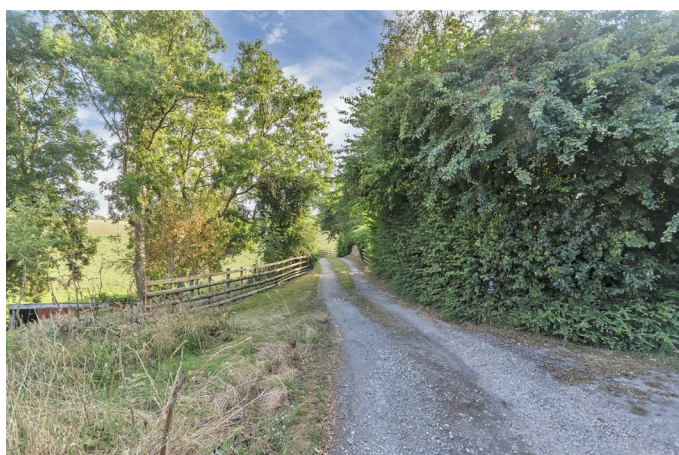
Another double room, with a window to the front, wooden floorboards, a radiator, pretty cast iron fireplace and access to the roof space via a loft hatch.

### Family Bathroom 13'10" x 9'4" (4.23 x 2.87m)



The well appointed family bathroom has his and hers wash hand basins on freestanding vanity units with illuminated mirrors over, Freestanding bath, large walk in shower cubicle with glazed screen and shower with two heads, W/C, radiator, the walls and floor are fully tiled with limestone tiles and a window to the side and rear.

### Driveway and Parking



The property is approached via a sweeping private driveway which leads to a large tarmac area providing a large amount of space for the parking and turning of multiple vehicles.

### To The Front of The Property

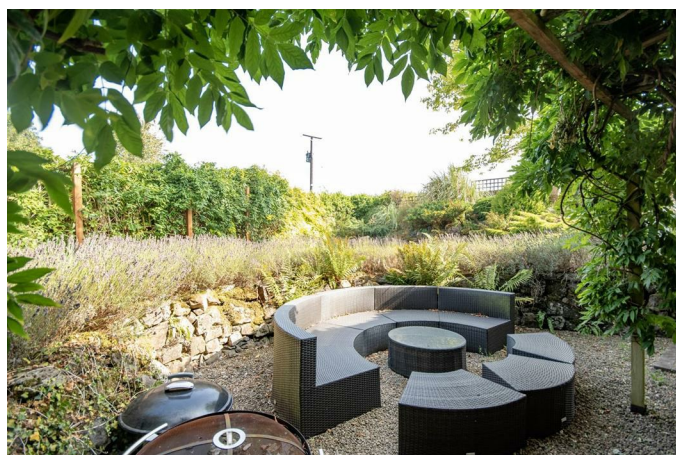
The property is approached through a large gated entrance, a pathway leads through the front gardens to the property.

### Front Gardens



The private front gardens are fully enclosed. A path leads to the front entrance of the property. There is a lawned garden to the side and the oil tank is housed here, there is also a sunken courtyard garden which is a lovely place to sit out. The borders are planted with various shrubs and bushes and there are a number of raised beds also planted with shrubs. There is paved area with a pagoda which makes another great place to sit out and enjoy the surroundings.

### The Side Garden



### Stables

Separated into three, this stable block provides a great space for storage but has potential for a number of uses. Stables one and two both measure 2.70 x 4.45m and stable three measures 3.35 x 4.45m.

### **Gym 24'9" x 12'0" (7.56 x 3.67m)**



Situated next to the stables is this large building with power and lighting and currently used as a gym. This room has potential for a number of uses.

### **Two Storey Barn 15'10" x 15'3" (4.83 x 4.65m)**



Set over two floors with external stairs, this stone built building is in great condition and subject to the necessary planning consent, this building has potential to be converted to provide annexe accommodation or for use as a holiday let or home office. The barn has services already connected for conversion including electricity, water and a waste feed to the septic tank.

### **To The Rear of the Property**

The rear gardens are an outstanding feature of this property. The covered area at the rear blends seamlessly with the inside with a continuation of the large limestone tiles, there is power and lighting and the current owner has a hot tub and outdoor seating making this an extension to the living space and a great social area. There is a large lawned garden flanked with trees and planted with fruit bushes and fruit trees, at the lower end of the garden is a gravelled area with a fire pit and log seats, another great seating area looking out over the surrounding farmland.

### **The Rear Garden**



### **Covered Area**



With power and lighting, a great place to sit out under cover, the current owners have a hot tub and sofas here, a great continuation of living space.

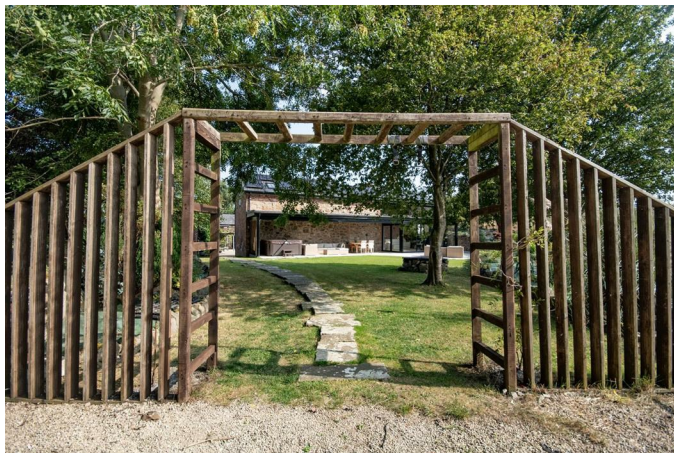
### **The Views at the Rear**



### A Beautiful Place to Sit



### Looking Back towards the Property



### Lawned Garden & Orchard



### Aerial View of the Property



### The Fire Pit



### Additional Aerial View



### The Services at the Property

The property takes advantage of the south facing aspect and benefits from 38 solar panels generating 15kw of power with a 10kwh battery system, there is a 1800 litre oil tank, there is an automated light system and a PIV (positive input ventilation) system throughout the property and a whole house water filtration system.

### 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 F.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **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.

### **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.

### **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.

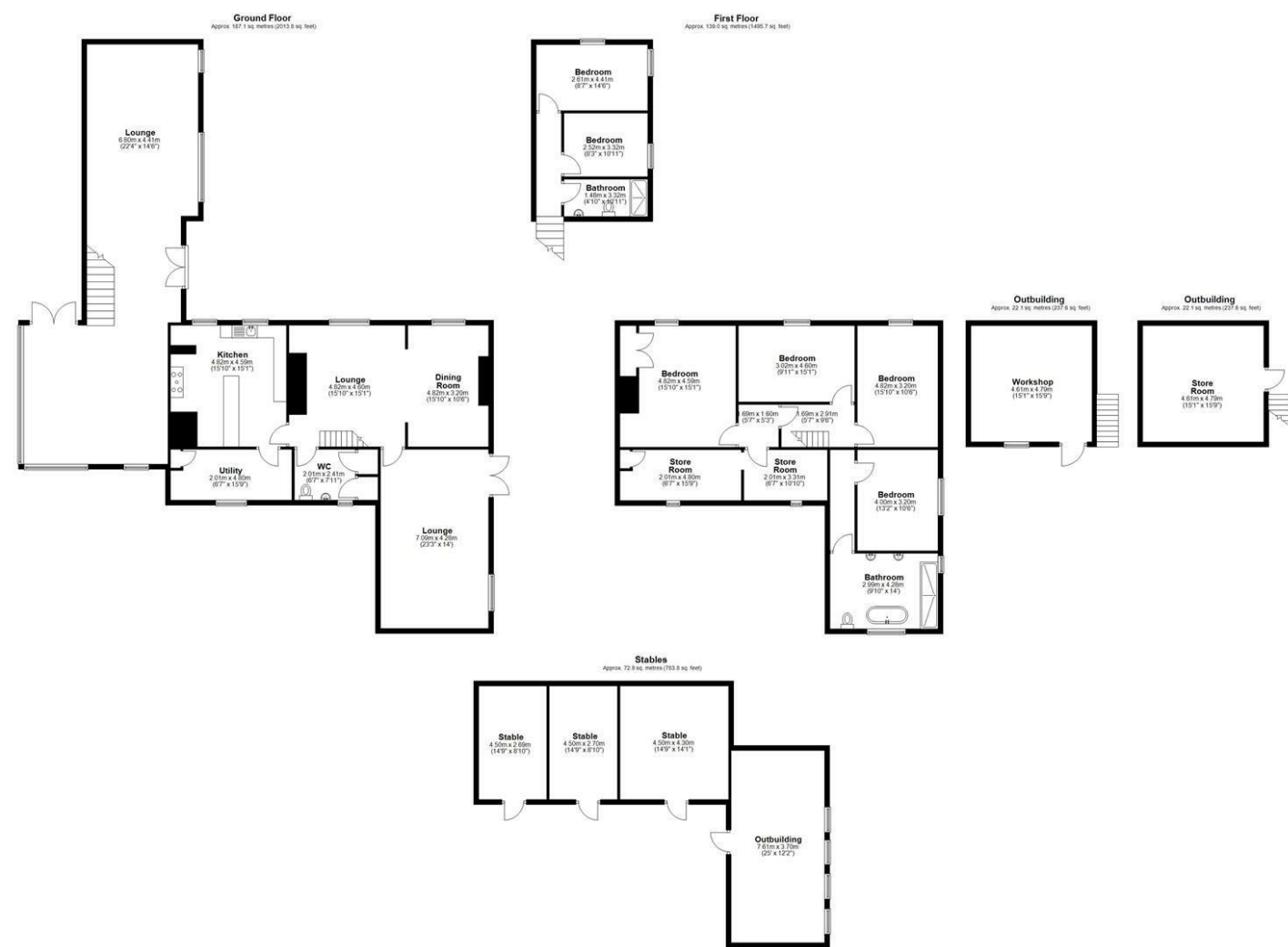
### **Additional Information**

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.

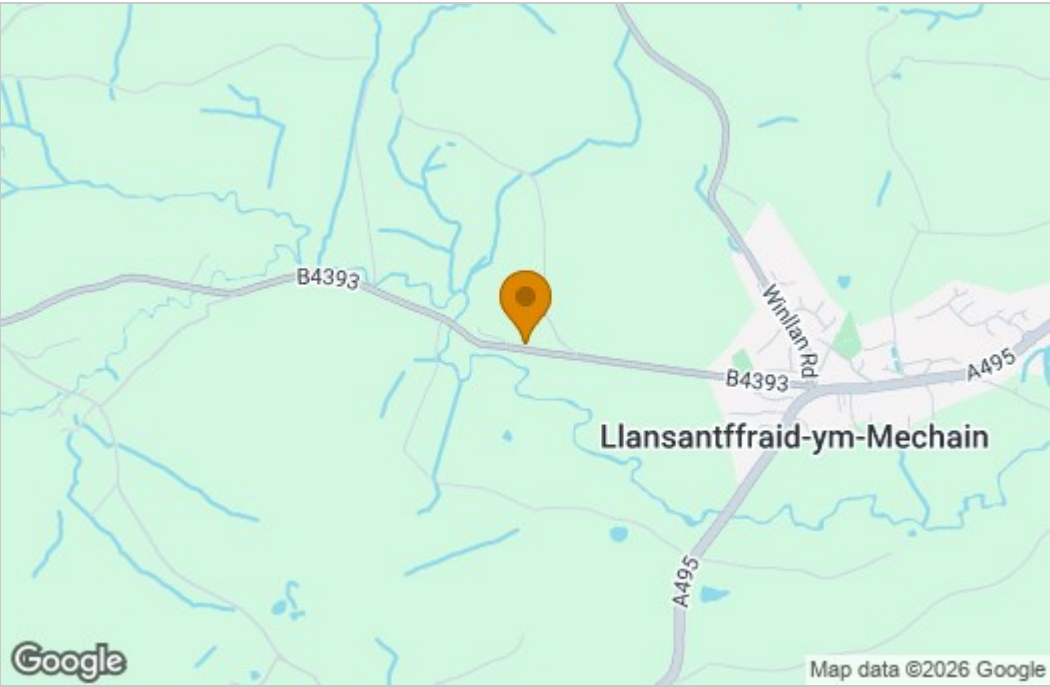
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

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.

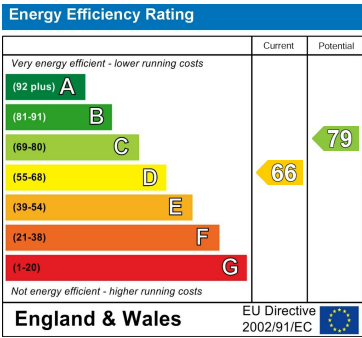
Floor Plan



Area Map



Energy Efficiency Graph



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