Town & Country

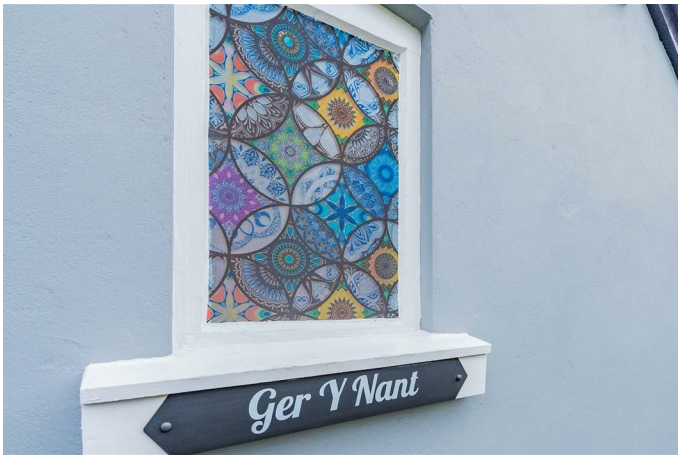
Estate & Letting Agents

Ger Y Nant , Meifod, SY22 6DF

Asking Price £465,000

Nestled in the picturesque village of Meifod, this stunning Grade II listed detached period home, built in 1870, offers a unique blend of historical charm and modern living. Spanning an impressive 2,626 square feet, the property boasts four spacious bedrooms and three inviting reception rooms, providing ample space for both relaxation and entertaining. As you step inside, you will be greeted by an abundance of original character, with period features that tell a story of the home's rich history. The reception rooms are perfect for family gatherings or quiet evenings, while the well-appointed bedrooms offer a peaceful retreat at the end of the day. The main bathroom ensure convenience for family and guests alike. The property is set within large gardens that not only enhance the aesthetic appeal but also provide a wonderful outdoor space for children to play or for hosting summer barbecues. The gardens back onto serene fields, offering a tranquil setting that is hard to find in today's fast-paced world. Living in Meifod means enjoying the charm of village life while being surrounded by beautiful countryside. This home is ideal for those seeking a peaceful lifestyle without sacrificing space or comfort. With its blend of character, space, and a lovely location, this property is a rare find and is sure to attract those looking for a family home with a touch of history. Don't miss the opportunity to make this enchanting house your new home.

Directions



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. On entering the village take the turning signposted for the school and the property will be found on the left hand side.

Property Overview

The property has undergone a full scheme of renovation and updating by the present owners to create a beautiful family home whilst being sympathetic to the original character and history of the home. The property benefits from an air source heat pump along with solar PV making it a really economical property to run.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, tiled floor, stairs leading off to the first floor accommodation with stripped treads and fitted carpet runner with brass trim. Doors lead through to the lounge and the sitting room.

Family Room 22'8" x 10'0" (6.93m x 3.05m)

The family room is a good size yet has a real cozy feeling having a sash style window to the front, a window to the side and a window to the rear. There is a focal multi fuel stove inset with a granite hearth and exposed brick surround, two radiators, wall lighting and coved ceiling. There is also a part glazed door leading to the rear porch.

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Rear Porch

The rear porch has a quarry tiled floor, a window to the rear and side and a part glazed door to the side.

Sitting Room 13'6" x 12'9" (4.14m x 3.91m)

The sitting room is another lovely reception room having a sash style window to the front, feature stone fireplace with an oak beam over, oak flooring, original beamed ceiling, under stairs cupboard off and a radiator. A door leads through to the dining room.

Additional Photo

Dining Room 15'11" x 8'0" (4.87m x 2.46m)

The dining room is a great space to entertain as it is located just off the kitchen. It has two windows to the rear, oak flooring and a beamed ceiling.

Kitchen 25'3" x 11'11" (7.71m x 3.64m)

The kitchen has been recently remodelled to create a wonderful area to cook and entertain. Having an extensive range of modern wall and base units with granite worktops over, display cabinets, wine rack, inset ceramic sink with mixer tap, space for a range cooker with a extractor canopy and space for a fridge/freezer. There is a window to the front and windows to the rear overlooking the garden, tiled floor, integrated dishwasher and integrated washing machine, built in cupboard off providing good storage, beamed ceiling, an extractor fan, a radiator, loft hatch and a stable door to the side leading out to the gardens.

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Stable Door

First Floor Landing

The first floor landing has a sash window to the front, stairs off to the second floor with the original handrail and banisters and doors leading to the bathroom and bedrooms.

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Bedroom One 13'0" x 10'1" (3.98m x 3.09m)

A good sized double bedroom full of charm having a window to the front and to the side, a window to the rear, two radiators and built in wardrobes.

Additional Photo

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Bedroom Four 11'3" x 9'6" (3.45m x 2.90m)

The fourth bedroom is another double bedroom having a window to the front, beamed ceiling, a radiator and storage alcove.

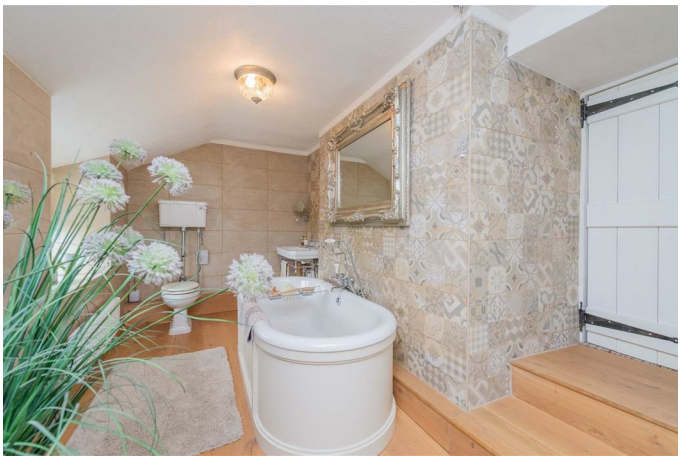
Additional Photo

Additional Photo

Family Bathroom

The stunning family bathroom has a newly fitted roll top bath with central mixer tap and shower, w/c, wash hand basin and a walk in shower with mains shower. There is a window to the rear, oak floor, heated towel rail, tiled walls and a double glazed roof light.

Additional Photo



Second Floor Landing

The second floor landing has doors leading to the both bedrooms.

Bedroom Two 17'4" x 13'5" (5.30m x 4.09m)

The second bedroom is a great sized double room having a cupboard off with a water tank, a radiator and a window to the front.

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Bedroom Three 14'11" x 10'1" (4.57m x 3.09m)

The third double bedroom has a window to the front and a window to the side. There is a beamed ceiling and eaves access to a storage area.

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Location

To the Front

There is a five bar farm gate to the side of the property that gives access to the driveway providing parking for several vehicles. To the other side there is pedestrian gate that leads to the garden. There is a strip of lawn running along the front with lovely creepers and planting around the front door.

To the Rear

To the rear and side of the property there is a generous sized garden that backs onto open fields giving a real feel of being in the country. There are

extensive lawns along with well stocked flower beds. A purpose built Summerhouse provides a place to entertain and relax with a patio area leading onto the lawns. The garden also has mature fruit trees including apples and damsons. A further area to the left of the outbuildings is lawned with mature planting and hedged boundaries.

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Workshop/Gym

The property also has a brick built workshop, store and gym to the rear. The workshop measures 4.60m x 3.09m and has a concrete floor and a door to the front. The store room measures 4.55m x 2.49m and has a door to the front. The gym has double doors to the front with power and lighting provided. There is also a purpose built dog run with hardstanding to the rear of the building.

Summerhouse

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, 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 E.

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

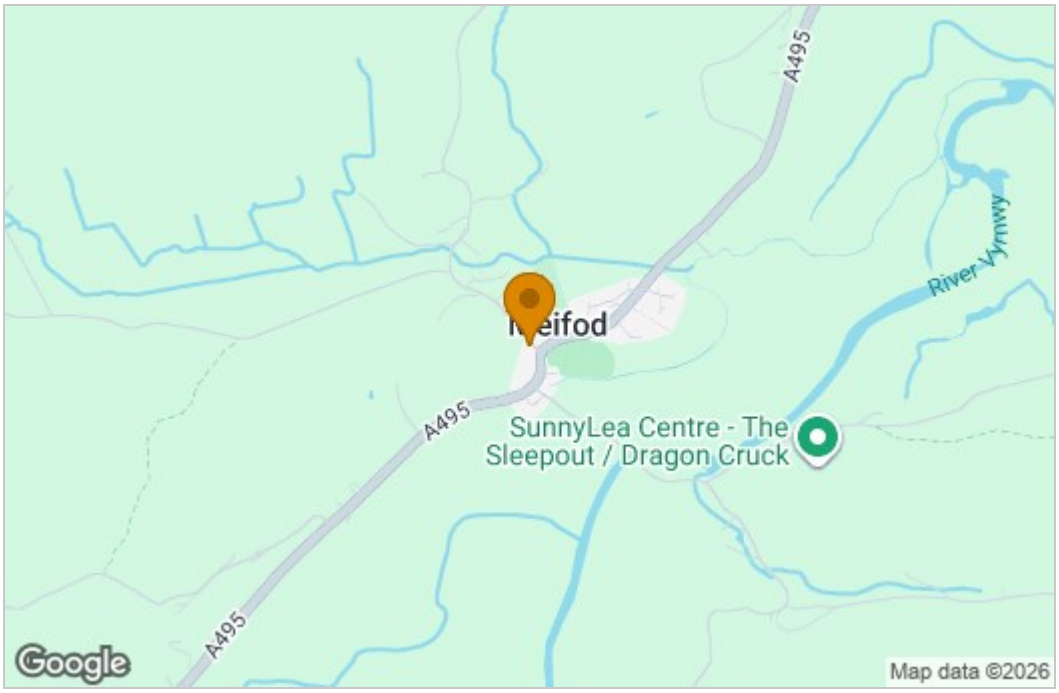
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

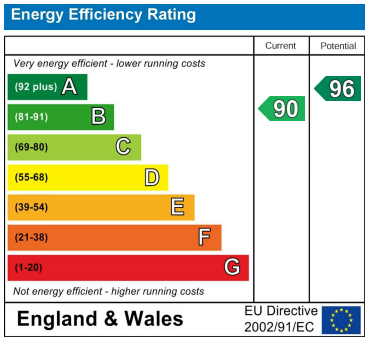
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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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