

# Town & Country

Estate & Letting Agents



**Llandrinio Hall , Llandrinio, SY22 6SG**

**Asking Price £600,000**

This stunning Grade II\* listed period country residence offers a unique opportunity for those seeking a spacious and characterful home. Spanning an impressive 6011 square feet, the property boasts eight generously sized bedrooms and five elegant reception rooms, providing ample space for both family living and entertaining. As you approach the residence, you are greeted by a charming tree-lined driveway that sets the tone for the tranquil rural setting. The expansive grounds extend to 1.42 acres, offering a delightful garden space that is perfect for outdoor activities or simply enjoying the serene surroundings. With parking available for up to ten vehicles, this property is ideal for hosting guests or accommodating a large family.



### Directions

From Oswestry take the A483 towards Welshpool until you reach Four Crosses. At the roundabout take the second exit towards Welshpool. Follow the road along and after approximately 1/2 a mile turn left sign posted Llandrinio. Follow the road into the village and go past the village public house. The driveway that leads down to the property will be found on the right hand side after approximately 1/4 of a mile and will be identified by our for sale board.

### Accommodation Comprises

#### The Hallway



The hallway has a part glazed door to the side and doors leading to the cinema room, living room, cloakroom and kitchen/breakfast room with a staircase leading to the first floor. A door also gives access to the cellars.

#### Cellar One 18'8" x 11'3" (5.69m x 3.43m )

The cellars are split into three areas with steps leading down from the hallway.

#### Cellar Two 20'0" x 18'8" (6.10m x 5.69m )

#### Cellar Three 17'3" x 14'2" (5.27m x 4.34m )

#### Cloak Room

The cloakroom has a w/c and a wash hand basin.

#### Cinema Room 17'9" x 14'6" (5.42m x 4.43m)



The cinema room has a large window to the front, an inset fireplace with a marble surround, dado rail and two School style cast-iron radiators.

#### Living Room 20'9" x 17'11" (6.34m x 5.47m)



The large living room has two sash windows to the front, French doors leading out to the front, two sash style windows to the rear looking into the conservatory, inset cast iron log burner with stone surround and slate hearth, School style cast iron radiator and double doors leading to the inner hallway .



### Additional Photo



original wood flooring, dado railing, a cast iron inset fireplace with marble surround and a sash window to the side and spot lighting.

### Morning Room 18'0" x 12'4" (5.51m x 3.78m)



### Inner Hallway



The inner hallway has doors leading off to the billiard room and the morning room, large original wooden turned Caroleanne staircase leading to the first floor and a School style cast-iron radiator.

### Billiard Room 20'5" x 17'10" (6.24m x 5.44m)



The billiard room is another great reception space having a large sash window to the front, stripped

The morning room has French doors to the rear, a door leading to the conservatory and an inset cast iron fireplace with surround, school style cast iron radiator and wood floor.

### Conservatory 21'0" x 12'10" (6.41m x 3.93m)



The bright conservatory has French doors to the rear of the property, two large windows to the rear overlooking the gardens, a Belfast sink, a door leading to the kitchen/breakfast room, tiled floor and two School style cast iron radiators .



**Kitchen/Breakfast room 21'6" x 19'4" (6.56m x 5.90m)**

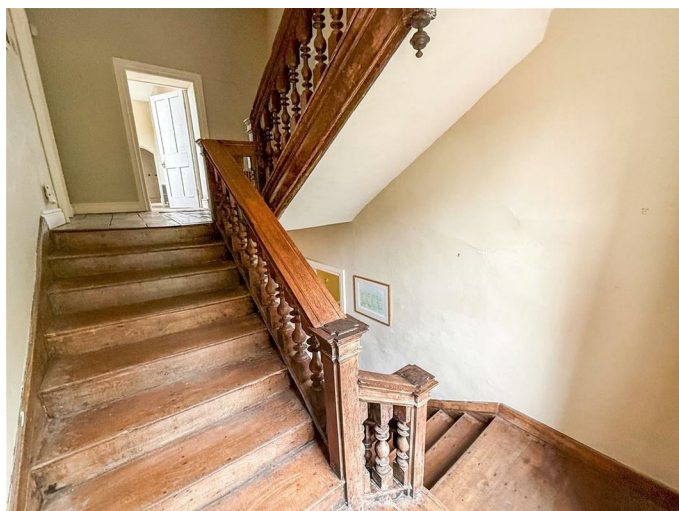


The large kitchen/breakfast room has two sash windows to the rear, a good range of fitted wall and base units with work surfaces over, stainless steel sink, plumbing for a washing machine, space for a double cooker, spotlighting, school style cast iron radiator and quarry tiled flooring.

**Additional Photo**



**The Staircase**



**First Floor Landing**

The first floor landing has the original wooden turned staircase leading to the second floor, original stripped wood floor and doors leading off to the rear hallway, bedrooms, bathroom and second landing.

**Bedroom One 18'10" x 13'8" (5.76m x 4.17m)**



Bedroom one has a large sash window to the front, school style cast iron radiator, wall lighting and the original stripped wooden floor .

**Family Bathroom**



The family bathroom has the original wood floor and a sash window to the side, a W/C, wash hand basin, part tiled walls, a panelled bath with mains shower over and glass screen and a School style cast iron radiator.



### Bedroom Two 18'11" x 15'0" (5.78m x 4.59m )



Bedroom two has a sash window to the front of the property, original stripped wooden floor, school style cast iron radiator and wall lighting.

### Bedroom Three 19'1" x 12'11" (5.83m x 3.94m)



Bedroom three has a sash window to the rear and inset fireplace, wall lighting and the original stripped wooden floor .

### Bedroom Four 20'11" x 13'11" (6.40m x 4.26m)



Bedroom four has a sash window to the front, original stripped wooden floor, wall lighting and a school style cast iron radiator .

### Second Bathroom



The second bathroom has a w/c, wash hand basin, panelled bath with mains shower over, stripped wood flooring, part tiled walls and a sash window to the side.

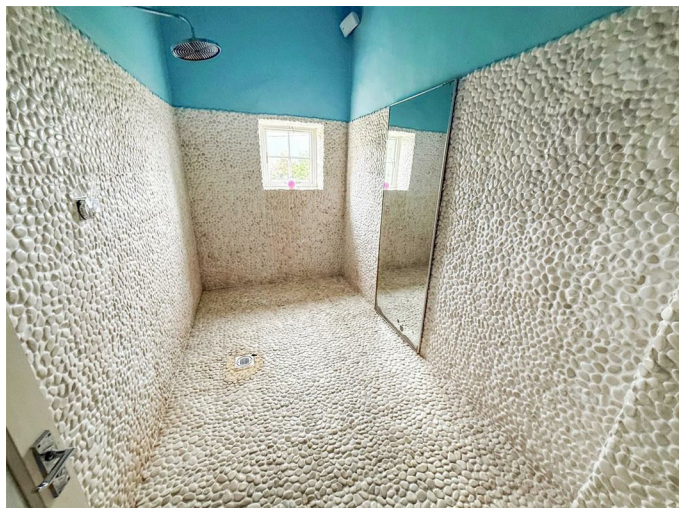


**Bedroom Five/Laundry 12'1" x 11'6" (3.70m x 3.52m)**



Bedroom five has a window to the rear, wooden floor, wall lighting and a school style cast iron radiator .

**Wet Room**



The wet room has a mains powered shower, a window to the rear, wall lights and part pebbled effect walls and pebbled floor.

**Second Floor Accommodation**



**Bedroom Six 18'11" x 14'11" (5.79m x 4.56m)**



Bedroom six is located on the second floor and has a window to the rear and wood flooring. There is restricted head height to the room.

**Attic Room**

There is a further attic room with a window to the rear and restricted head height.

**Second Landing Area**

The second floor area has a large eaves storage area.

**Bedroom Seven 18'11" x 13'1" (5.79m x 4.01m)**



Bedroom seven is located on the second floor and has a window to the front. There is restricted head height.



### Bedroom Eight 18'11" x 13'9" (5.79m x 4.21m)



Bedroom eight has a window to the rear. There is restricted head height.

### To the Front



The long gravelled tree lined driveway leads down to the front of the property with a turnaround and parking for several cars. The gardens that run alongside the driveway are lawned with post and rail fencing.

### Driveway



### Rear Gardens and Grounds



To the rear of the property is a large lawn garden with formal hedging and various patio areas. The rear of the property enjoys open rural views over the surrounding countryside.

### Additional Photo



### Additional Photo



### Rear Elevation





## Views To The Rear



## 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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

## 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.



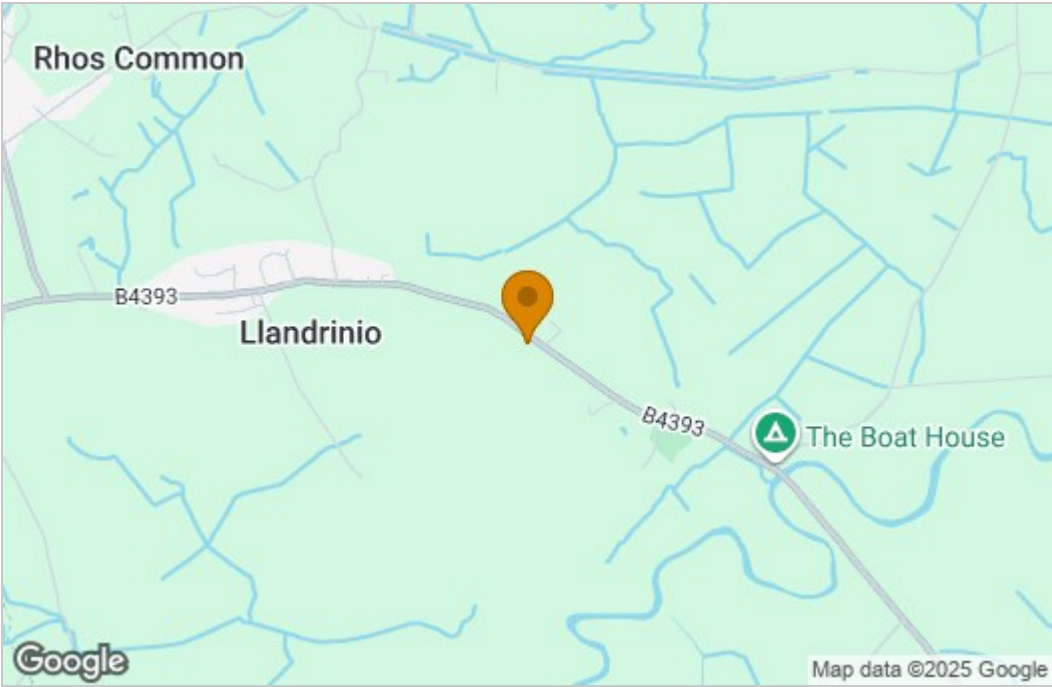
Floor Plan

Llandrinio Hall, Llandrinio, Llanymynech  
Main House gross internal area = 6,011 sq ft / 558 sq m

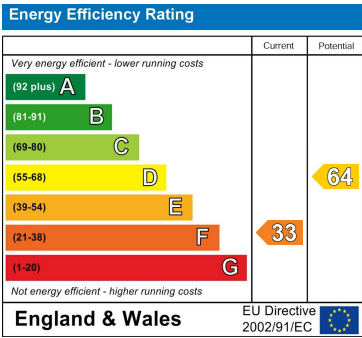


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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Area Map



Energy Efficiency Graph



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