

# Town & Country

Estate & Letting Agents



**Golfa Isaf Barn , Llangedwyn, SY10 9JY**

**No Onward Chain £475,000**

WITH NO ONWARD CHAIN!! Town and Country are delighted to offer to the market this lovely country property comprising A SPACIOUS THREE BEDROOM, HIGH SPECIFICATION BARN CONVERSION PLUS A DETACHED PURPOSE BUILT ONE BEDROOM ANNEXE PROVIDING FURTHER SELF-CONTAINED ACCOMMODATION which would lend itself perfectly to additional family accommodation or income potential providing scope for a bed and breakfast or holiday let. Set in an idyllic rural location with a lovely garden that wraps around the property, lots of off road parking and with many original features, this is a MUST SEE property!



### Directions

From Oswestry take the A483 towards Welshpool, at Llyncllys Crossroads turn right onto the A495 following the signs for Llanrhaeadr. Pass through the villages of Llanyblodwel and Penybont Llanerch Emrys. When you come to the Green Inn public house turn right here, passing the pub on your left hand side continue up the hill for about 0.7 miles. The driveway to the property will be found on the right hand side just in front of a white period cottage. Follow the drive down onto the property.

### Overview



The property comprises a THREE BEDROOM BARN CONVERSION PLUS A DETACHED PURPOSE BUILT ONE BEDROOM ANNEXE PROVIDING FURTHER SELF-CONTAINED ACCOMMODATION which would lend itself perfectly to additional family accommodation or POTENTIAL INCOME PROVIDING BED AND BREAKFAST or HOLIDAY LET. Set in an IDYLIC COUNTRY LOCATION. The barn boasts many ORIGINAL FEATURES including BEAMED CEILINGS AND WALLS whilst providing a modern, updated spacious interior. There are well tended and landscaped gardens along with ample parking for the house and the annexe. Set in a private position, yet local amenities are easily accessible along with major road networks. Excellent schools within this area are Llangedwyn and Llanrhaeadr Primary Schools, Llanfyllin Primary & High School.

### Utility Room 11'5" x 6'7" (3.48m x 2.03m)



The utility room is fitted with a range of base and wall units and with a stainless steel sink unit with mixer tap over. This room benefits from stone flooring, a radiator, Mistral oil fired boiler and plumbing for a washing machine. There is a door leading through to the shower room and to the dining room and a stable door exiting out to the rear garden with a window overlooking the garden.

### Shower Room

The shower room is fitted with a high level W.C., has a fully tiled shower cubicle fitted with a Galaxy Aqua 3000 shower, a window to the side, extractor fan and a radiator. With stone flooring, extractor fan and spotlights.

### Dining Room 14'9" x 12'7" (4.52m x 3.86m)



A lovely light room having two pairs of double opening doors onto an outdoor seating area, stone flooring, spotlights and a radiator. Double doors lead out to the kitchen.



**Dining Room additional photo**



**Additional Photograph**



**Kitchen/ breakfast room 14'7" x 11'5" (4.47m x 3.48m)**



**Additional Photograph**



The recently updated kitchen had a range of beautiful free standing furniture in oak with solid oak block work surfaces over, inset Belfast sink with a mixer tap over, plumbing for a dishwasher, dresser style unit with shelving, Smeg range cooker with an induction hob and oak mantle over with lovely brick surround and oak shelving. There is space for an American style fridge freezer, windows to the rear and to the front and exposed timbers to the ceiling, a school style radiator and wall lights. A part glazed door leads through to the lounge and glazed doors lead to the dining room.

**Lounge 21'10" x 14'7" (6.66m x 4.46m)**



An impressive lovely light room open to the eaves with exposed beams to the ceiling, stairs rising to the first floor, oak flooring, windows to the front, side and rear, oak door to the rear garden, Hunter multi-fuel stove on a tiled hearth, two radiators, wall lights, TV point and telephone point. A door leads out to the front of the property.



Lounge additional photograph



Additional Photograph



Half Landing



With window to the rear and a radiator.

Fireplace





## Landing



With original exposed beams, an airing cupboard off and doors through to the bedrooms and the bathroom.

## Galleried Landing



The landing has beautiful exposed beams, a radiator and a door through to Bedroom three. The landing area overlooks the lounge.

## Additional Photograph



## Bedroom One 16'6" x 16'6" (5.05m x 5.05m)



The spacious main bedroom has a large window to the side enjoying rural views, with a skylight to the front, TV and telephone point, spotlights and two radiators.

## Additional Photograph





### Additional Photograph



### Family Bathroom 11'6" x 6'9" (3.52m x 2.06m)



The well appointed family bathroom is fitted with a four piece suite comprising a bath with mixer tap and shower attachment, wash hand basin, W.C., separate shower cubicle fitted with a power shower, skylight to the rear, part tiled walls, spotlights, radiator, electric heated towel radiator, illuminated mirror over basin and a mirror fronted medicine cabinet above cistern.

### Bedroom Two 11'10" x 11'6" (3.63m x 3.51m)



Having lovely exposed beams to the vaulted ceiling, two skylights to the front, radiator, TV point, spotlights and radiator.

### Bedroom Three 11'8" x 9'10" (3.58m x 3.02m)



Having lovely exposed beams, two skylights to the front, TV point, spotlights and radiator and with a vaulted ceiling.



## Outside



The property is approached via a driveway through a farm style gate which leads to the parking area to the rear providing ample gravelled parking for the barn and the Annexe. The garden to the front of the property is another feature being well stocked with specimen shrubs and plants. A gravelled pathway leads along the front of the house where there is a pergola and a sitting area with a quarry tiled floor located just off the dining room.

## Annexe



The detached annexe is a real asset to this property and allows itself to be adapted to a number of uses. It would be a superb granny annexe or potential bed and breakfast/ holiday let or even possibly a letting property bringing in a constant stream of income (subject to the necessary consents). The annexe has a modern, bright low maintenance interior which is double glazed and heated with electric convector heaters (and multi-fuel burner in the lounge) so it can be used and enjoyed all year round.

## Lounge 20'7" max x 13'6" max (6.28m max x 4.12m max)



With a multi-fuel Tiger stove, window to the front, tile effect laminate flooring, access to the loft area and electric wall heater. The lounge opens out onto the kitchen diner.

## Kitchen/ dining area



Fitted with a range of base and wall units, window to the front and side, sink unit with mixer tap over, electric oven with hob over, extractor hood, space for appliances and double doors leading out onto the balcony.



### Bedroom 12'0" x 9'1" (3.66m x 2.79m)



With window to the rear, tile effect laminate flooring and an electric wall heater.

### Shower Room 8'3" x 5'0" (2.52m x 1.54m)



Fitted with a three piece suite comprising W.C., fully tiled shower cubicle with electric shower and shower light, wash hand basin, electric heated towel radiator, tile effect laminate flooring and window to the side.

### The Garden



There is a garden area to the rear of the annexe which is currently being used to house chickens, along with lawned area and sitting area to the front along with specimen trees. The garden is fenced and hedged and enjoys a good deal of privacy. There is also a shed to the rear and a brick built outhouse/store.

### Additional photograph



### Additional Photograph





Additional Photograph



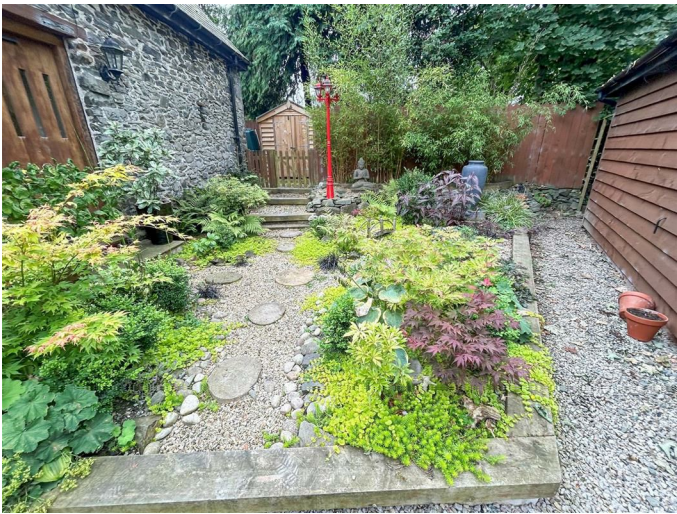
Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph





## The Chickens



### 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 the property is in band E.

### Services

The agents have not tested the appliances listed in the particulars.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Our Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk)

-NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

### Hours of Business

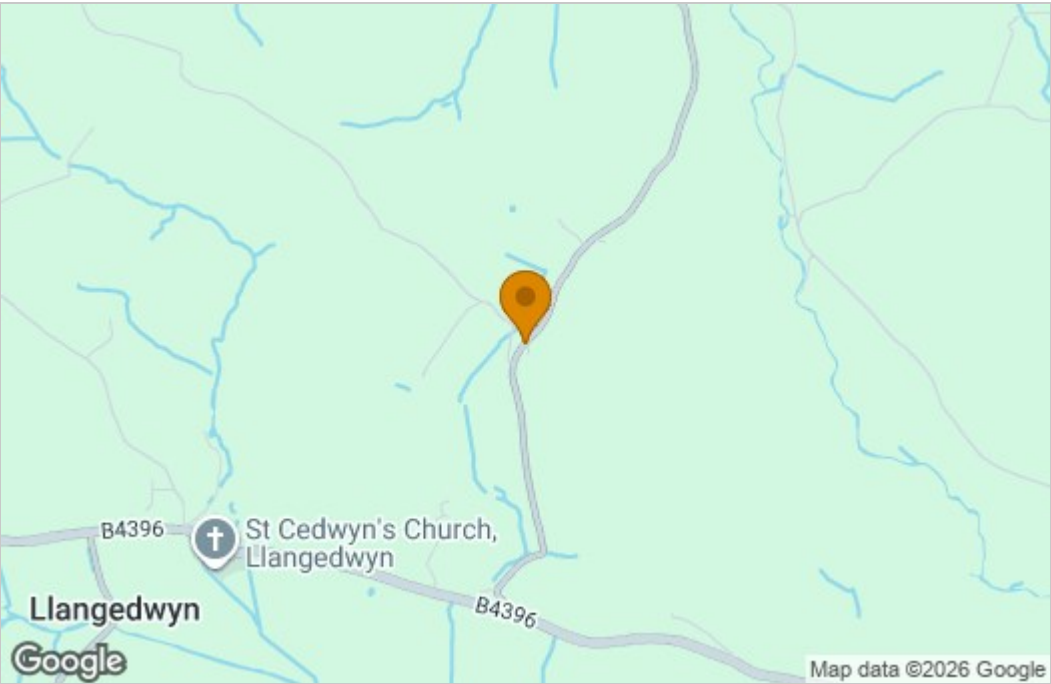
Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

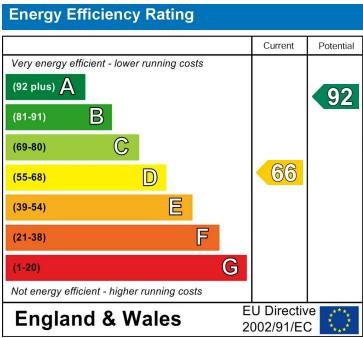


Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.