

# Town & Country

Estate & Letting Agents



**Penybont Farm , Penybontfawr, SY10 0NU**

**Offers In The Region Of £400,000**

WITH NO ONWARD CHAIN!! Located in the charming and pretty village of Penybontfawr in the heart of the stunning Tanat Valley, this delightful, spacious four-bedroom detached Grade II Listed character house offers a unique blend of traditional features and modern comforts. With an impressive three reception rooms, this property provides ample space for both relaxation and entertaining. The generous layout is perfect for families or those who enjoy hosting guests. Set on an extensive plot, the property features a large outbuilding and further buildings, presenting exciting potential for development or conversion, whether for additional living space, a workshop, or a studio. The cellar, complete with power, adds a touch of historical charm and offers further possibilities for creative use. This residence is not just a home; it is a canvas for your imagination, allowing you to create the perfect living environment tailored to your needs. With its characterful features and spacious grounds, this property is a rare find in a picturesque location. Don't miss the opportunity to make this enchanting house your new home.

## Directions



Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llyncllys Crossroads onto the A495. Continue towards the village of Llanrhaeadr and turn left just before the village towards Penybontfawr. Continue on this road for approximately 2 miles until entering the village. The driveway leading to the property will be found on the left opposite the car park. Follow the drive up where the property will be found on the left hand side.

## Location



The property is set in the heart of the stunning Tanat Valley nestling between the Berwyn mountains. The rural setting is ideal for those looking to follow an active lifestyle with great walks and scenery right on the doorstep. Amenities are close at hand with Welshpool, Oswestry and Shrewsbury being within easy reach. For those wanting to explore the coast, the Bala coast road is also within easy reach. The village has a public house, primary school and shop whilst the nearest town of Llanfyllin is just ten minutes away and has a secondary school and every day shops and conveniences such as doctors, public houses and small supermarket.

## Accommodation Comprises

### Porch

The covered porch has windows to both sides and leads to the front door.

## Living Room 16'0" x 16'0" (4.90m x 4.90m)



The front door opens onto the living room which offers great space for relaxing and entertaining. Having a window to the front, original beamed ceiling, slate flagged floor and stairs leading to the first floor. There is a focal inglenook fireplace with an open fire, wall lighting and a radiator. Doors lead to the sitting room and the dining room.

## Fireplace



**Sitting Room 14'3" x 10'5" (4.35m x 3.20m)**



The sitting room has a window to the rear, quarry tiled flooring, stone fireplace, radiator and doors leading to the shower room and the rear porch/utility.

**Shower Room 8'10" x 7'6" (2.70m x 2.30m)**



The shower room is fitted with a shower cubicle, WC and pedestal wash hand basin, a window to the rear, tiled walls and quarry tiled flooring.

**Dining Room 12'5" x 10'5" (3.80m x 3.20m)**



Another good sized reception room located off the kitchen to create a great dining area. Having a window to the front, original beamed ceiling, exposed wide floorboards, structural timbers, wall lights and a stone open fireplace.

**Additional Photo**



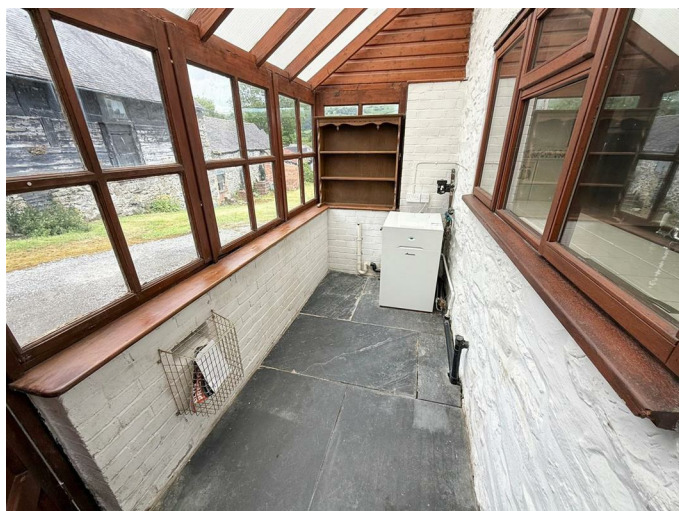
**Kitchen 11'7" x 8'4" (3.55m x 2.55m)**



The kitchen is fitted with a range of wall and base

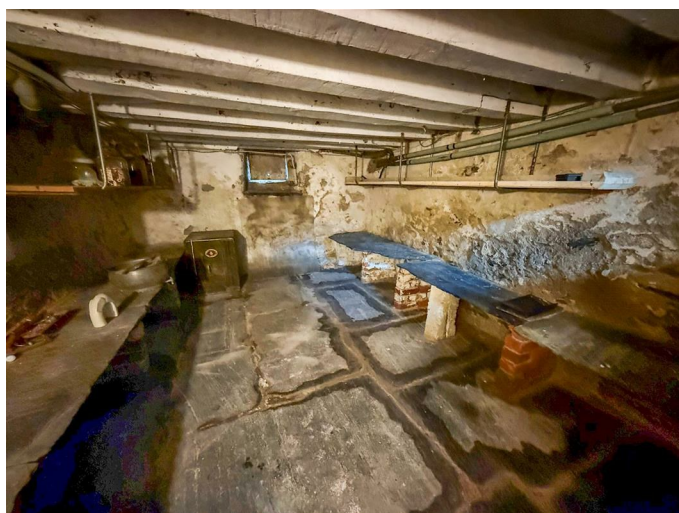
units, space and plumbing for fridge/freezer, part tiled walls, radiator, quarry tiled flooring, one and a half bowl sink with a mixer tap over and a window to the rear. A door leads down to the cellar.

### Utility/ Porch



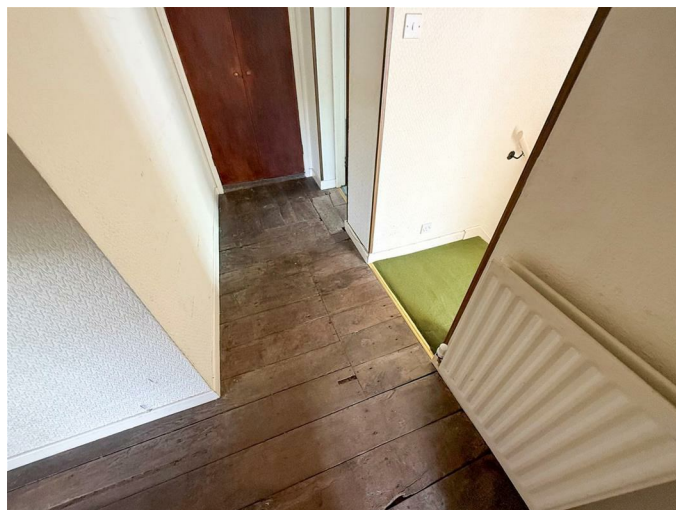
The utility/ porch houses the oil fired central heating boiler and has a door leading out to the rear, slate flagged floor and a window to the rear.

### Cellar



The cellar is a very useable space with good head room and ideal for a number of uses.

### Landing



The landing has an airing cupboard/ linen store and doors leading to the bedrooms and the bathroom.

### Bedroom One 13'9" x 12'11" (4.20m x 3.96m)



A good sized double bedroom having the original exposed wide floorboards, beamed ceiling, radiator and a window to the front. A staircase leads down to the living room.

**Bedroom Two 9'10" x 9'4" (3.00m x 2.85m)**



The second double bedroom has a window to the front, a beamed ceiling and a radiator.

**Bedroom Three 8'4" x 8'0" (2.55m x 2.45m)**



The third double bedroom has a window to the rear, radiator and a built in cupboard for storage.

**Bedroom Four 14'5" x 11'5" (4.40m x 3.50m)**



The fourth bedroom has restricted head height and has a roof light to the rear. There is built in storage to the eaves.

**Bathroom 9'8" x 7'1" (2.95m x 2.16m)**



The family bathroom is fitted with a panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin, a window to the side, exposed wide floorboards and part tiled walls.

**Loft Rooms**



A pull down ladder from the landing gives access to two large loft rooms that would be ideal for conversion into further accommodation (subject to planning). Having windows to both sides and structural timbers offering a great space for various uses.

### Additional Photo



### Front Garden



### To The Outside

The property is approached over a shared driveway that leads to the house and two other dwellings. There is a parking area to the front of the house along with a large enclosed fenced patio and gravelled garden leading to the front. To the other side of the driveway there is a large grassed area lying to the front of the stone barn. There is also a further area of land located behind the hedging offering lots of possibility for gardens or vegetable plots for keen gardeners.

### Driveway



### Detached Stone Barn



The detached stone barn offers an amazing opportunity for further development (subject to planning). Currently split into different areas with a two storey barn to the top side, open fronted car port area and further barns to the lower side with lots of the original character and fittings still in place.

### Additional Photo



### Additional Photo



### Gardens and Grounds



There are further gardens to the top side of the house with a gate onto the lane.

### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Further Outbuildings



To the topside of the garden there is another enclosed area of land with an old metal framed barn. A great area for potentially keeping livestock.

### 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.

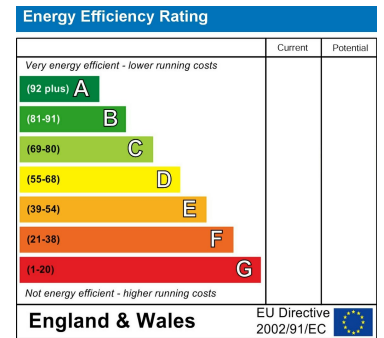
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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