Town & Country

Estate & Letting Agents

Felin Cwmwr , Pen-Y-Bont-Fawr, SY10 0HW

Offers In The Region Of £525,000

Nestled a short distance away from the picturesque village of Pen-Y-Bont-Fawr, this stunning detached country cottage offers a perfect blend of charm and modern living. With two well-proportioned bedrooms, stunning kitchen and a welcoming, bright reception areas, this property provides versatile accommodation suitable for families or those seeking a peaceful retreat. The cottage boasts beautiful character features that enhance its appeal, creating a warm and inviting atmosphere throughout. The well-designed layout ensures that every space is utilised effectively, making it an ideal home for both relaxation and entertaining. One of the standout features of this property is its large, fully landscaped gardens, which are a true delight for nature lovers. The gardens are bordered by a serene stream, providing a tranquil setting to enjoy the beauty of the surrounding countryside. The rural location is complemented by rolling hills, offering breathtaking views and a sense of serenity that is hard to find elsewhere. Situated in the sought-after heart of the Tanat Valley, this cottage is not only a home but a lifestyle choice. The area is known for its stunning landscapes and friendly community, making it an ideal place for those looking to escape the hustle and bustle of city life. In summary, this charming country cottage presents a unique opportunity to own a piece of rural paradise, complete with character, space, and natural beauty. Whether you are looking for a family home or a weekend getaway, this property is sure to impress.

Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. On reaching the village of Llanrhaeadr ym Mochnant follow the signs for Penybontfawr. At the junction turn right. Proceed into the village, turn left signposted Lake Vynwy into Hirnant. Proceed along this road for approximately two miles where the property will be seen set down below the road. WHAT3WORDS; Bangle.Couches.Providing.

Location

The property is located in a lovely rural setting and is just a short distance from the village of Penybontfawr which has a village shop, church, chapel, public house and primary school. For those wanting a true feeling of the country life there are superb walks and scenery with the Tanat Valley having some breathtaking views and idyllic countryside.

Porch

A canopy porch leads to the front door from the driveway.

Hallway

The welcoming hallway has a stable door to the front , attractive parquet flooring which runs through the ground floor, radiator, coat hooks, an original door bell, beamed ceiling and wall lights. A door leads to the study and the hallway opens onto the kitchen.

Kitchen/ Breakfast Room 20'4" x 12'11" (6.20m x 3.96m)

The kitchen/breakfast/ dining area is the real heart of the home and is ideal for entertaining and keen cooks. There is a window to the rear overlooking the garden, a good range of fitted base and wall units with solid wood worktops and breakfast bar, radiator, beamed ceiling and structural timbers really giving a country feel, Rangemaster gas double oven, gas hob, Belfast sink in a free standing unit with a mixer tap and drainer, plumbing for a dishwasher, parquet flooring running through to the dining area, stairs off to the first floor and door to the utility room.

Additional Photograph

Additional Photograph

Additional Photograph

Dining Area 8'2" x 13'1" (2.50m x 4.00m)

With a window to the front, radiator, parquet flooring, exposed beams and step and doors leading down to the garden room.

Garden Room 21'3" x 12'9" (6.50m x 3.89m)

The garden room is an amazing space to take in the garden and surrounding countryside as it links the house and the garden beautifully. Having oak flooring, radiator, feature wood burning stove on a tiled hearth, UPVC frame, insulated roof, exposed stone walling and doors opening on to the garden.

Additional Photograph

Utility Room 9'11" x 12'11" (3.03m x 3.96m)

The utility room is a very versatile space and is located off the kitchen and has a window to the side, oil fired boiler, tiled flooring, plumbing for washing machine and overhead storage with ladder.

Study 8'2" x 9'3" (2.50m x 2.83m)

The study is located at the front of the property and has a door from the hallway. There is a window to the front, modern radiator, parquet flooring, beamed ceiling and wall lights. A door leads through to the shower room and an archway leads into the ground floor bedroom.

Shower Room

The shower room is fitted with a shower cubicle with a power shower, wash hand basin with a mixer tap, W/C, radiator, part tiled walls, tiled flooring, and an extractor fan.

Ground Floor Bedroom 13'1" x 9'11" (4.00m x 3.03m)

The ground floor double bedroom has a window to the front with slate sill, wood effect flooring and wall lights.

To The First Floor

Lounge/Bedrooms 17'2" x 12'11" (5.25m x 3.96m)

The first floor lounge is another versatile space and is full of character and is a superb size yet has a cosy feel with exposed timbers, ceiling beams and vaulted ceiling. There are windows to all sides making it a light bright space ideal for entertaining. There are wall lights, radiators and doors through to the first floor bedroom and bathroom. Although the room was previously used as a lounge, it would be easy to create further bedroom space by the addition of stud walling. There is a large linen cupboard off and doors leading to the bathroom and the bedroom.

Additional Photograph

Bedroom Two 13'6" x 11'6" (4.14m x 3.51m)

The first floor double bedroom has a window to the front and window to the side overlooking the gardens, a range of timber built in wardrobes, exposed ceiling beams and timbers with the ceiling being open to the eaves. There is a radiator and wall lights.

Bathroom 8'10" x 5'8" (2.71m x 1.73m)

The good sized, recently remodelled bathroom has a window to the side with a tiled sill, W/C, wash hand basin and a free standing bath on a raised plinth with a free standing tap and and shower head. There is a tiled floor throughout, part tiled walls, heated towel rail, ceiling timber and extractor fan.

To The Outside

Driveway

Gardens

The property is approached through double timber farm gates, over a cobble style block driveway providing parking for several cars leading to the property. A pathway and gate leads onto the garden area which sweeps around the front of the property. There is also a useful storage shed/ log store on the driveway.

Additional Photograph

A large patio accessed from the garden room opens onto the lawned and well stocked shrubbed gardens dropping down to the brook which borders the property. Within the grounds there is a potting shed,

greenhouse, central pergola and hedge and post and rail boundaries. There is also a bridge over the old mill race with a pathway leading to a stone built store to the side with a decked area.

Patio Area

Greenhouse and Potting Shed

Bordering Stream

Additional Photograph

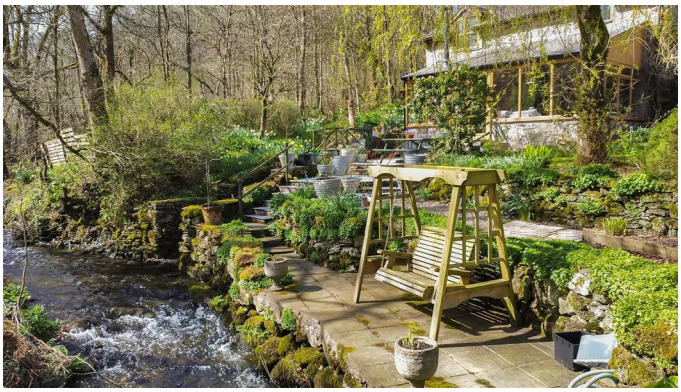
Further Gardens

There are further garden areas to the other side of the old mill race that are left to nature with wild flowers and shrubs in abundance. The land leads to the top and behind the property and included the 'old pond' area with log storage, water tank, oil tank and gated access back onto the lane.

The Front of the Property

Drone image of the Property

The Lower Garden



The Property from Above

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.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

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

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.

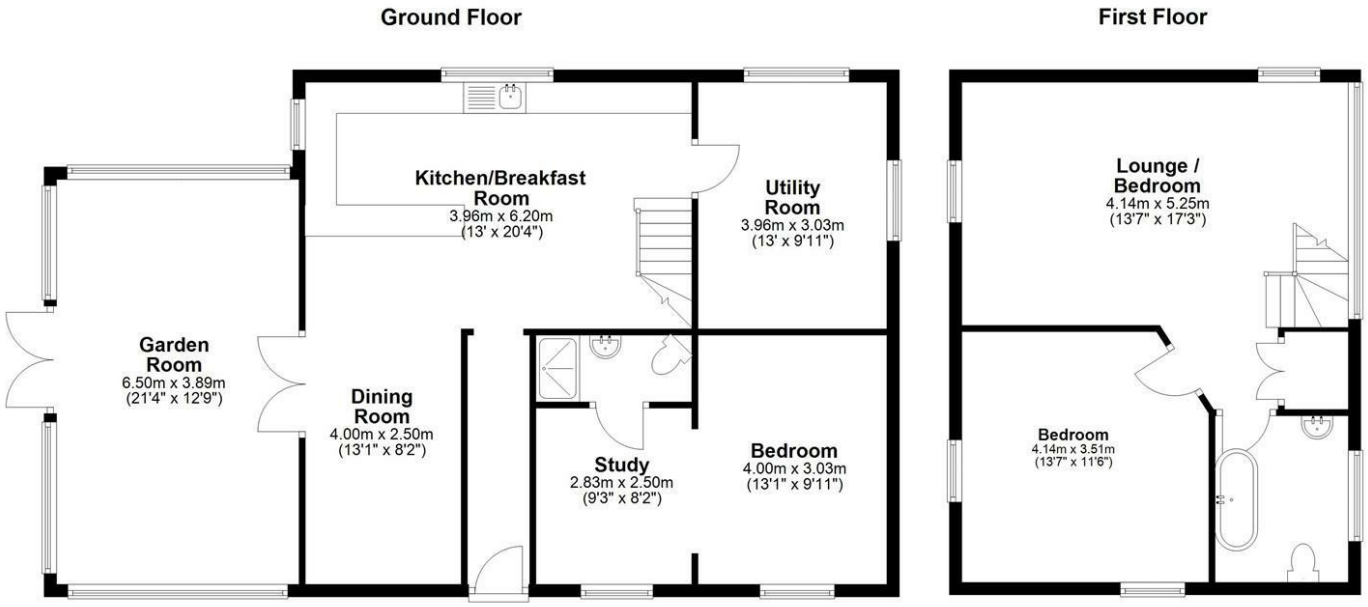
Town and Country Services

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.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

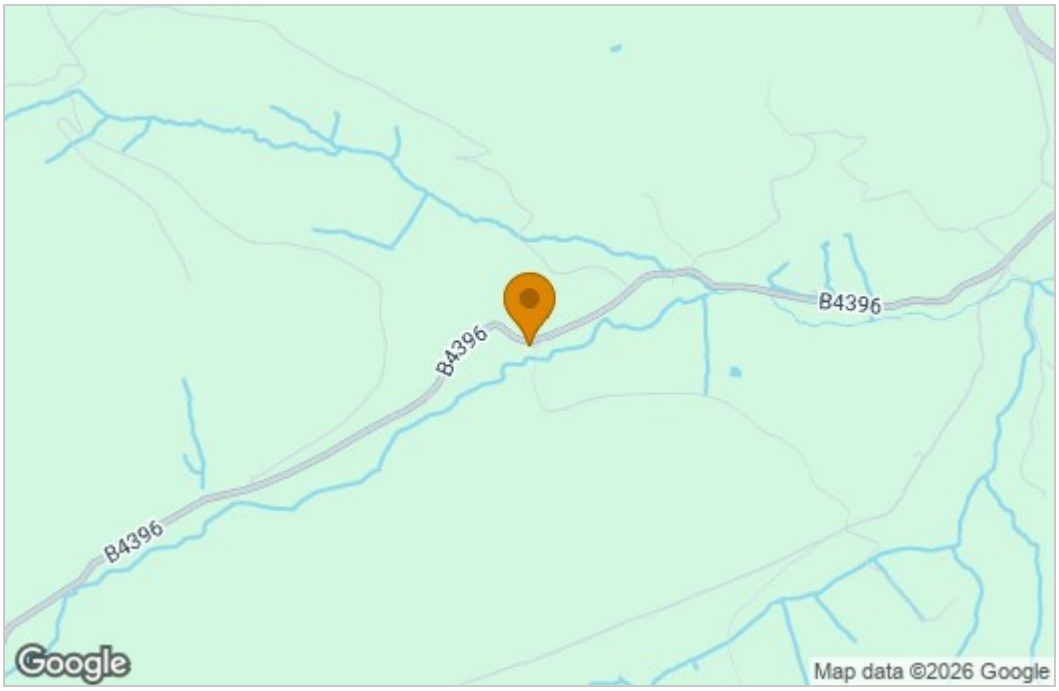


Total area: approx. 150.9 sq. metres (1624.4 sq. feet)

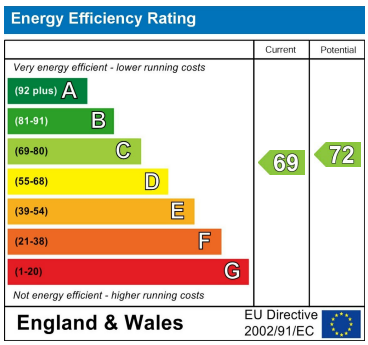
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

The Old Mill

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.

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