

Town & Country

Estate & Letting Agents



Tynpant , Pen Y Garnedd, SY10 0AN

Offers In The Region Of £525,000

WITH NO ONWARD CHAIN!! Nestled on the outskirts of the picturesque hamlet of Pen-Y-Garnedd in the stunning Tanat Valley, this charming detached small holding offers a unique opportunity for those seeking a tranquil rural lifestyle. Surrounded by five acres of lush land ideal for a number of uses, the property boasts breathtaking far-reaching views that truly capture the essence of the countryside. As you step inside, you will be greeted by a home rich in original character and historical features, providing a warm and inviting atmosphere. The current owners have also giving careful consideration to the environment and have installed a state of the art biomass system together with a solar panel installation making the house very eco- friendly all through the year. The cottage comprises three well-proportioned bedrooms, perfect for family living or accommodating guests. Additionally, there are three reception rooms, offering ample space for relaxation and entertaining. The property also benefits from generous parking facilities and outbuildings, accommodating a number of vehicles, making it ideal for those who enjoy hosting gatherings or other purposes. With its fantastic location and great potential, this cottage presents an exciting opportunity, allowing you to tailor the space to your personal taste. Whether you are looking for a peaceful retreat or a family home with room to grow, this delightful cottage in Pen-Y-Garnedd is sure to impress. Embrace the charm of rural living while enjoying the convenience of nearby amenities. This property is a true gem waiting to be discovered.

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 cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Before reaching the village of Llanrhaeadr Ym Mochnant take a left hand fork signposted Penybontfawr and Llanfyllin. Follow this road for approximately 1 mile passing through the hamlet of Pedairffordd. On reaching the T junction turn left and head towards Penygarnedd. On entering the hamlet follow the road around to the left up the hill where the lane leading down to the property will be found on the left hand side after approximately 500 metres.

What three words:- daring.culminate.feathers

Owners Comments



The current owners have lived at the property for the last twenty three years. In this time they have raised a family and now feel that it is time for a new chapter in their lives and to pass the property on to its new 'custodian'. The family have enjoyed various activities during their time at the property including running a glamping site, keeping horses, goats, chicken and geese. In their own words, the property is great for parties and we love that you can see all the stars and the Northern lights. The seasons are ever changing and it is an ideal spot to watch the vista and the snow capped mountains. The current

owners have also giving careful consideration to the environment and overall running costs of the property and have installed a state of the art biomass heating system located in the rear outbuilding together with a full solar panel installation that creates a good source of electricity all throughout the year making the house very eco-friendly and creating strong sustainability. Combined with this is a good source of firewood to run the log burning stove.

Location



Situated in the Heart of the stunning Tanat Valley with far reaching views and a dramatic rural backdrop.

Accommodation Comprises



Porch

The property has a porch to the front which has a flagged stone floor and outside lighting.

Hallway

Accessed via a door to the front into the hall which has a slate floor. The hallway leads through to the dining room and the kitchen.

Kitchen/ Breakfast Room 16'10" x 13'3" (5.13m x 4.04m)



The kitchen/ breakfast room is an L shaped room and comprises a range of wall and base units with worktop over, 1 1/2 bowl with mixer tap over, Belling double electric oven with a gas hob and chimney extractor fan. Part tiled walls and slate flooring throughout. There is space and plumbing for a washing machine, integrated fridge, spotlighting and breakfast bar. A door leads out to the rear garden and a door leads through to the shower room. Two windows to the front let in lots of natural light.

Additional Image



Additional Image



Shower Room



The modern shower room has a window to the rear, WC and contemporary wash hand basin on a vanity unit with a mixer tap over, double walk in shower cubicle with two shower heads and a heated towel rail. There is slate flooring, spotlights to the ceiling and an extractor fan.

Dining Room 10'7" x 17'8" (3.25m x 5.40m)



The dining room is a lovely place to entertain and is full of character. There is a window to the front and rear of the property, wooden stairs to the first floor accommodation, beamed ceiling, feature imposing stone built inglenook fireplace with a log burner inset, radiator, wall lights and a window to the rear. A door leads through to the lounge.

Additional Image



Fireplace



Lounge 11'10" x 17'1" (3.63m x 5.22m)



A great sized room for entertaining having two windows to the front aspect, radiator, wood flooring, exposed stonework to the walls, spotlighting and a door leading out to the rear garden. A door also leads through to the study/ ground floor bedroom.

Study/ Ground Floor Bedroom 10'11" x 13'2" (3.35m x 4.03m)



A very versatile good sized space ideal for a number of uses. Currently used as a home office and ground floor bedroom but with lots of possibilities having it owns entrance. With two windows to the front, wood flooring, vaulted ceiling, radiator, fitted shelving and a part glazed door leading through to the rear hall.

Additional Image



Rear Hall/ Boot Room



Providing a second entrance into the property with windows to the front and side, flagged floor, oak framework and a door to the front of the property leading out onto the lane.

First Floor Landing

The Wooden staircase leads up to the first floor landing and doors lead off to the bedrooms.

Bedroom One 8'7" x 12'10" (2.64m x 3.93m)



A good sized double bedroom having a window to the front and side with great views, exposed floorboards, a radiator and built in wardrobes for storage.

Additional Image



Bedroom Two 7'6" x 10'6" (2.30m x 3.21m)



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

Bedroom Three 8'2" x 14'4" (2.50m x 4.37m)



The third double bedroom has a radiator and windows to the front, side and rear aspects with great views.

To The Outside



The property is accessed via a lane leading down to the house from the main road with plenty off road parking areas for a number of vehicles.

Additional Image



Gardens



The gardens are located to the rear and side of the property to take advantage of the spectacular views and location of the house. There is a good sized paved area to the rear and planted flower beds ideal for sitting out and enjoying the views. The large gardens are mainly laid to lawn and provide access to the outbuildings and the enclosed, gated paddocks. There is also an additional concrete hard standing parking area with electric charger point in place.

Additional Image



Additional Image



Workshop 15'2" x 15'5" (4.63m x 4.72m)



To the topside of the property there is a workshop/store having windows to the rear and side, timber doors to the front, power and lighting. There is also an adjoining wood store and a block paved pathway that leads down the side of the house to the rear gardens.

Barn/Boiler Room 13'8" x 12'5" (4.18m x 3.81m)



The adjoining outbuilding has a hard standing and provides useful storage area opening onto the boiler room.

Boiler Room 14'9" x 11'4" (4.52m x 3.47m)



The boiler room houses the properties Biomass heating system and has a stable door to the rear

and a window. Along with the biomass system, the property also benefits from a solar panel installation.

External Shower Room



There is an additional external shower room located at the rear having a wash hand basin, w.c., corner shower cubicle, hot water cylinder, lighting and a door and window to the rear.

Top Paddock



To the top side of the property there is an enclosed paddock with hedge boundaries and a poly tunnel.

Additional Image



Additional Image



Lower Paddocks



To the lower side of the property there are two enclosed paddocks both with gated access from the house and with hedge and fence boundaries. The land and ground extend to around five acres in total.

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Views



The views from the property are every changing and are truly breathtaking.

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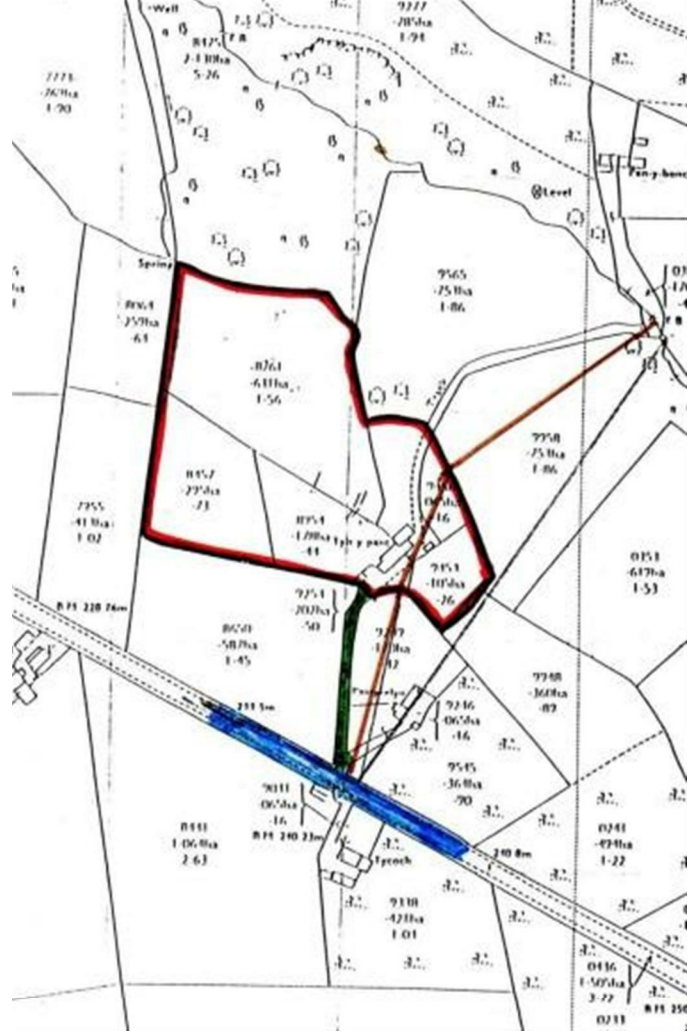
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Land Registry



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 F.

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

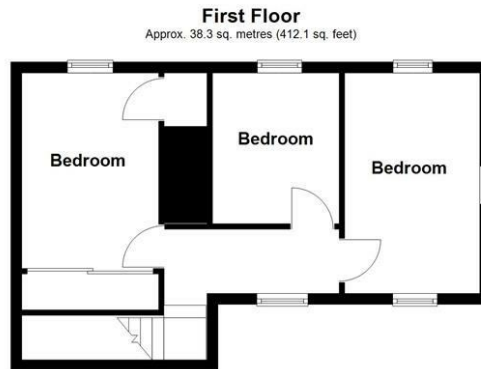
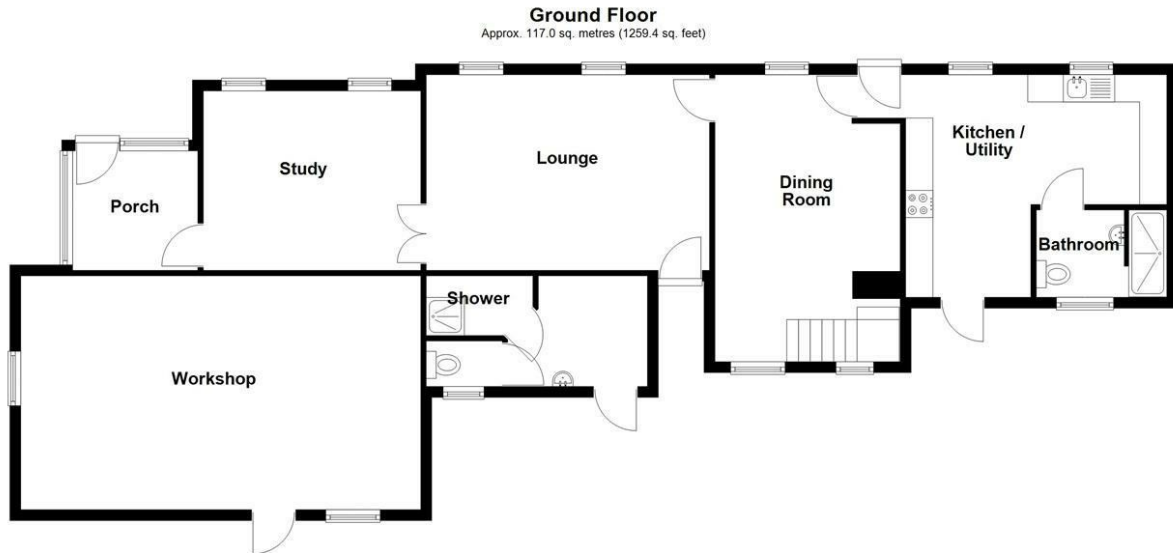
Saturday: 9.00am to 2.00pm

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 must 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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