

Town & Country

Estate & Letting Agents



Tai Bach , Cymdu, SY10 0EF

Offers Over £595,000

Nestled in the picturesque hamlet of Cymdu just outside of the famous and picturesque Llanrhaeadr Ym Mochnant, this charming detached cottage, dating back nearly 400 years in parts, offers a unique blend of period character and modern living. With four/ five spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking a tranquil retreat in the heart of the rolling Welsh countryside. As you enter, you will be greeted by good sized reception rooms, each showcasing original features that reflect the home's rich history. The generous living spaces provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings by the fire. The cottage is in excellent condition throughout, ensuring that you can move in without the need for any immediate renovations. The versatile accommodation allows for various living arrangements, catering to the needs of a growing family or those who enjoy hosting guests. One of the standout features of this property is the extensive parking and outbuilding, a rare find in such a serene location. The absence of an onward chain means that you can enjoy a smooth transition into your new home, allowing you to fully embrace the peaceful lifestyle that this area has to offer. With its stunning surroundings and rich character, this cottage is not just a house; it is a fantastic family home waiting to be cherished. Whether you are looking for a permanent residence or a holiday retreat, this property promises to deliver a delightful living experience in one of Wales' most beautiful settings.

Directions

From Oswestry take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. Just before reaching Llanrhaeadr pass the second garage on the left and take the next right hand turn. Proceed until reaching a T-Junction and turn left, carry on for approximately 200 yards and then turn right. Proceed for approximately 2 miles up a steep hill until you reach the crossroads, go straight over for approximately ½ mile and the property can be found on the left hand side (next to the red telephone box).

Location and Overview



The property dates back to 1932 in parts but is believed to originally date back over 400 years and is nestled in the picturesque area of Cyndu between Llanrhaeadr and Llanarmon DC. This charming property offers a unique blend of character and countryside appeal whilst offering spacious, well thought out accommodation ideal for larger families or those who like to entertain. Set within a peaceful rural setting, it benefits from the beauty and tranquility of the surrounding Welsh landscape while remaining close to local amenities and the thriving Tanat Valley. Adding to its distinctive charm, the property features its very own traditional telephone box (listed), creating a truly memorable and characterful feature that reflects the area's heritage and history.

Accommodation Comprises



Covered Entrance Porch

With an Oak stable door leading into the entrance lobby.

Entrance Lobby

Having a stable door to the front, slate flagging to the floor, under stairs storage and openings onto the kitchen and utility areas.

Utility Room 11'9" x 13'8" (3.60m x 4.19m)



With a good range of base and wall units with work surfaces over, sink unit with mixer tap over, space and plumbing for a dishwasher, plumbing for a washing machine, space for a tumble drier, space for a fridge/freezer, window to the front with views, quarry tiled flooring and the original beamed ceiling.

Additional Photo



Conservatory 10'3" x 11'6" (3.13m x 3.53m)



The conservatory has views across the open countryside. A timber and brick construction, quarry tiled flooring, two radiators, a door leading to the rear porch, radiator and double doors leading through to the utility.

Covered Rear Porch

The covered rear porch area has lighting and a log store.

Kitchen/Breakfast Room 12'2" x 15'0" (3.72m x 4.59m)



The family kitchen has a range of shaker style units with Belfast sink and mixer taps over, oak block worktops over, Welsh slate flagging to the floors, Villager 15Kw cast iron fire inset in an inglenook with an original bread oven and oak beam over with a slate hearth, exposed original ceiling beams, a window to the front, stairs leading to the first floor and a passageway leading to the cloakroom. A door also leads to the sitting room.

Additional Photo



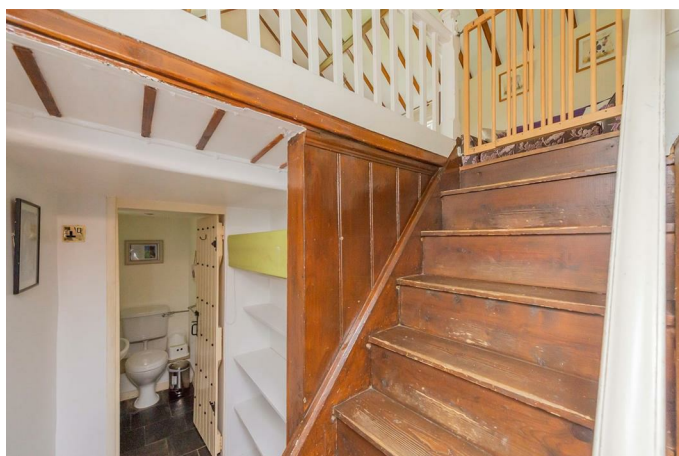
Additional Photo



Fireplace



Passageway



The passage is fitted with shelving and a door leading to the cloakroom.

Cloakroom

The cloakroom has a low level WC., wall hung

wash hand basin, slate flagging to the floor, window to the rear and a radiator.

Sitting Room 11'9" x 12'2" (3.59m x 3.72m)



A great area to entertain and relax having the original slate flag stone flooring, 5Kw wood burning stove inset on a slate hearth, window to the front, window to the side, oak stable door leading to the front, and the original beamed ceiling.

Additional Photo



To The First Floor 15'1" x 13'5" (4.60m x 4.11m)



The large open landing area is a great space for a second lounge area/ home office/ playroom. Having windows to the front and the side with great views

across the open countryside, oak flooring, exposed timbers to the walls and the vaulted ceiling, two radiators and double doors leading to the landing area. A door leads through to the first bedroom.

Additional Photo



Bedroom One 12'10" x 12'10" (3.93m x 3.93m)



The door leads through to the bedroom passing the en suite area. Having two windows to the front with views, vaulted ceiling, cast iron fireplace, oak flooring, roof light window to the rear, radiator, over head storage and a door leading to the second bedroom.

Additional Photo



En-Suite



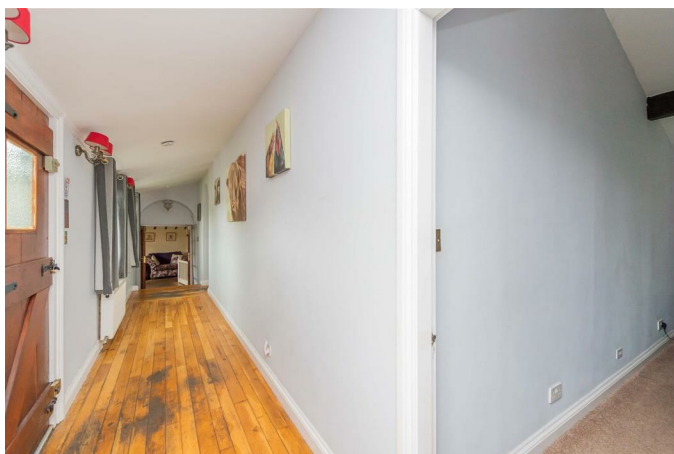
The en suite has a low level WC., wash hand basin with a mixer tap over, mains fed shower cubicle opposite, and a radiator.

Bedroom Two 12'10" x 12'3" (3.93m x 3.75m)



A good sized double bedroom accessed from bedroom one. Having a window to the front with views and one to the rear, exposed vaulted timbers to ceiling and wall, striped pine flooring and a radiator.

Landing



The landing area gives access to the further bedrooms and the family bathroom. Having three windows to the side with views across the open

countryside, stable door leading to the front, stairs leading to the top bedroom, two radiators and a linen cupboard.

Family Bathroom 9'2" x 10'9" (2.80m x 3.28m)



The beautifully appointed family bathroom comprises a four piece suite with high level WC., roll top cast iron bath with a mixer tap and shower attachment, wash hand basin, double shower cubicle with mixer shower and two shower heads, brass heated towel rail, radiator, Velux window, window to the side, extractor fan, tile effect vinyl flooring and a storage cupboard with water purifier, filter and fusebox.

Additional Photo



Bedroom Three 15'4" x 15'8" (4.69m x 4.80m)



Another great sized bedroom having a window to the side overlooking the side garden, door leading to the "secret garden", two Velux windows, a range of fitted wardrobes offering great storage, two radiators and a door leading to the bathroom.

Additional Photo



Secret Garden

The secret garden is located off one of the bedrooms and provides a secluded sitting area with gravelled area and flower beds.

Bedroom Four 8'2" x 15'1" (2.49m x 4.61m)



Bedroom four is another double bedroom having a

window to the side, a Velux window, a radiator and has a large store room with doors off to the side providing a fantastic area for storage.

Store Room 18'6" depth (5.64m depth)

The store room has a large amount of storage space underneath the lounge.

Bedroom Five/ Reception Room 20'0" x 18'11" (6.11m x 5.77m)



A fantastic, versatile space having windows to the side and front over looking the countryside views, vaulted ceiling and two radiators. There is oak flooring and a Benjamin Franklin open fire with slate hearth and oak beam over.

Additional Photo



Additional Photo



Outside



To the front of the property is a gated drive that leads down to the forecourt with ample parking for a number of vehicles leading to the house and the garaging. There is a car charging point and a large lawned and shrubbed area with a small wooden bridge over making an ideal place to sit and relax or entertain. A pathway leads up to the house where there is a small cottage style garden area to the front of the conservatory. The gardens extend around to the front leading to the main door with a low brick wall boundary. There are a total of five different seating areas around the property. The property benefits from a rain water harvesting system and a new septic tank in 2020.

Additional Photo



Additional Photo



Old Cobblers Stone Shop



A delightful stone building full of character and history, located topside of the property with attached pig sty. There is also an original red phone box located to the front of the property that is listed.

Telephone Box



Garage/Games Room 26'5" x 17'7" (8.06m x 5.36m)



The large garage/workshop is split into two sections and is currently used as a large games room and separate garage/ workshop. The games room has four windows to the rear, a window to the side, air conditioning unit and a door to the side. The original garage doors are still in place at the front and the whole space could be reinstated to garaging if required.

Additional Photo



Workshop 18'0" x 14'5" (5.51m x 4.41m)

The workshop part of the building has a door to the side, window to the side, three windows to the rear and a garage door to the front.

Entertaining Area



There is a entertaining area located via steps from behind the garage along with a door that leads out from the top landing area. This area is a great space to relax and take in the scenery. There is a large patio area with Belfast sink and shower facilities, a covered area at the top with a hot tub, seating area and outside lighting. As well as these areas there is also a large store area underneath the property along with a dog washing area with shower just by the back door.

Additional Photo



Additional Photo



Additional Photo



Views From The Cottage



The property enjoys uninterrupted views over the rolling Welsh hillside as well as views towards the beautiful former community chapel nearby.

Additional Photo



Additional Photo



Additional Photo



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 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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

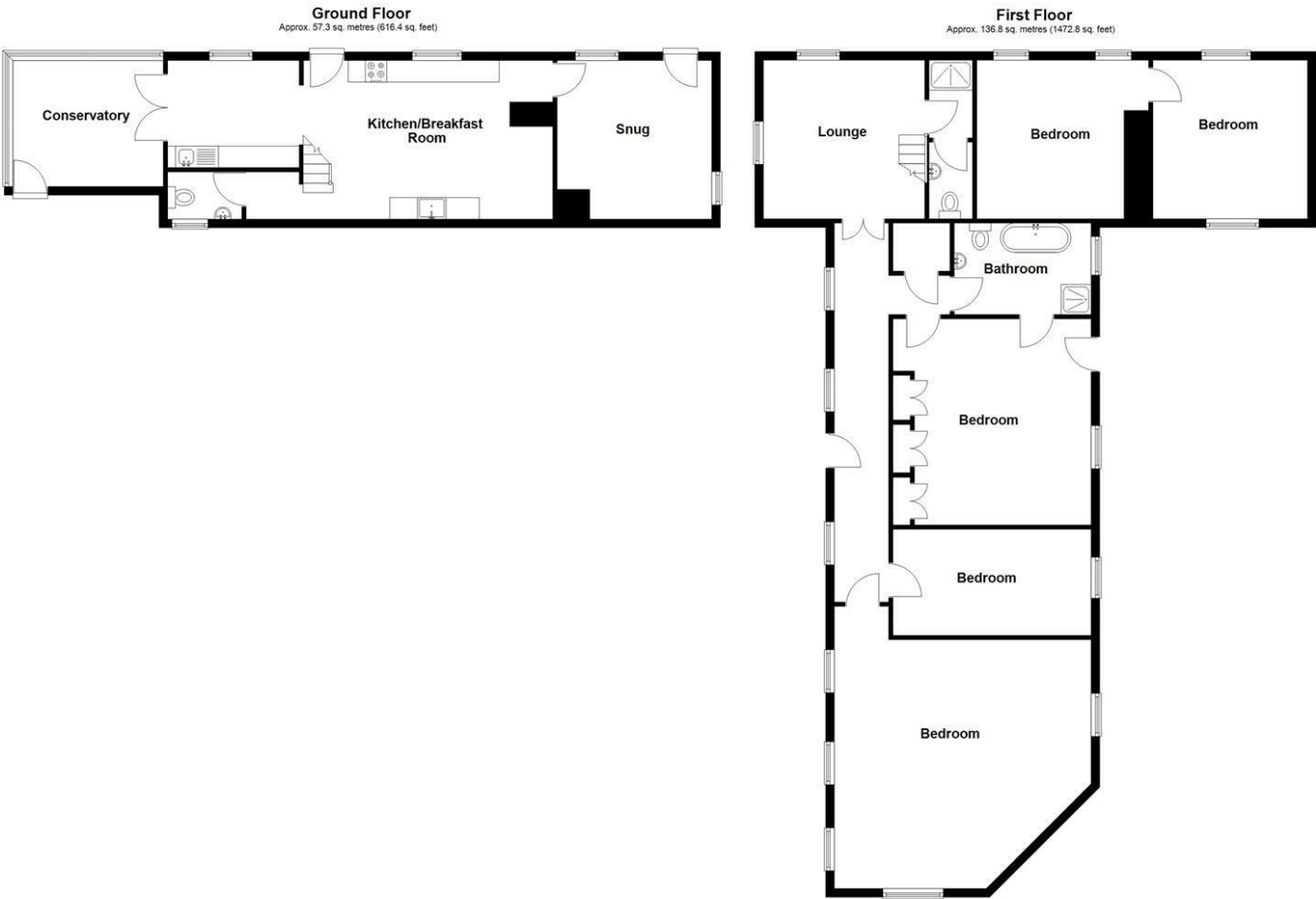
Additional Information

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.

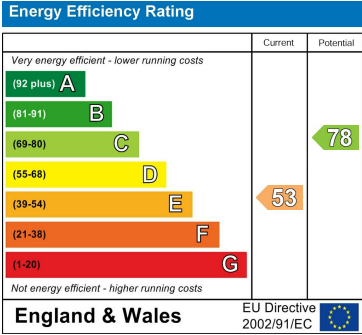
Floor Plan



Area Map



Energy Efficiency Graph



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