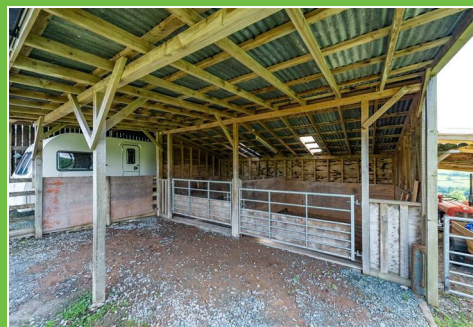


# Town & Country

Estate & Letting Agents



**Bellevue Cefn Coch, Llanrhaeadr Ym Mochnant, SY10 0BJ**

**Offers In The Region Of £735,000**

**NO ONWARD CHAIN!** Nestled in the picturesque area of Cefn Coch, Llanrhaeadr Ym Mochnant, this stunning detached rural property offers a unique blend of historical charm and modern living. Built in 1850 and extensively developed in 2010, the property boasts impressive living space, making it an ideal family home or a splendid retreat for holiday makers seeking tranquility in the countryside. With a total of seven spacious bedrooms between the two dwellings, this property provides ample accommodation for larger families and paying guests having a self contained annexe and separate two bedroom cottage. The four well-appointed reception rooms offer versatile spaces for relaxation, entertaining, or even home offices, catering to a variety of lifestyle needs. The five bathrooms ensure convenience and comfort for all residents and visitors alike. One of the standout features of this property is the generous parking and grounds that surround the home, accommodating up to 12 vehicles and extending to around 2 acres in total, which is a rare find in rural settings. This makes it perfect for hosting gatherings or simply enjoying the peace and privacy that comes with country living. Surrounded by the natural beauty of the Welsh countryside, this residence is not only a home but a lifestyle and possible business choice, offering a serene escape from the hustle and bustle of urban life. Whether you are looking to create lasting family memories or seeking a peaceful retreat, this property in Cefn Coch is a remarkable opportunity that should not be missed.

## Directions



From Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed along and out of the village for approximately one and a half miles. The property will be found on the right hand side. Turn off onto the side lane where the driveway entrances will be found.

## Overview



Bellevue offers a fantastic opportunity to acquire a beautiful family home with extensive accommodation and great business potential. Having a two bedroom annexe directly connected to the house allowing the possibility of bed and breakfast or extending the living accommodation along with a separate adjoining two storey cottage currently used as a successful Air B&B with its own garden and private areas to relax. The house still retains lots of its original character yet has been maintained and updated to a very high standard by the present owners. Externally, the gardens are immaculate and offer various areas to relax and entertain. With a good range of outbuildings including two stables, large workshop/ garage, summerhouse, tractor shed and large games room, the potential is endless. To add to this is the wrap around landscaped gardens and the adjoining paddock perfect for keeping livestock.

## Location



Situated in an elevated position between the thriving village of Llanrhaeadr and the pretty village of Penybontfawr the location is truly breath taking. With panoramic, far reaching views in all directions over open countryside and the beautiful Tanat Valley backdrop. Although the property enjoys a rural setting, the location is very convenient for the towns of Oswestry and Welshpool, both of which are around a 25 - 30 minute drive away. The location also lends itself to various outdoor activities with great walks and scenery along with the famous Pistyll Rhaeadr which is only a short drive away. The coast can be reached within an hour and transport links are ready available including both Manchester and Liverpool airports.

## Accommodation Comprises;

**Boot Room 10'2" x 17'11" (3.12m x 5.47m )**



With a window and part-glazed door to the rear, this practical utility space features a tiled floor, a range of base units, sink and drainer with mixer tap over, and space and plumbing for both a washing machine and dryer. Further benefits include a radiator, useful built in cupboard and attractive exposed stonework. Doors lead to the cloakroom, guest reception room and lobby leading to the main accommodation.

### Additional Image



### Cloakroom



The cloakroom has further exposed stonework, wash hand basin and WC. Tiled floor and radiator.

### Lounge 18'1" x 12'8" (5.52m x 3.88m )



A stunning reception space featuring vaulted ceilings, wooden flooring and French doors to the front opening onto breathtaking panoramic countryside views. Flooded with natural light from a full-length side window and Velux roof window, the room also benefits from stylish wall lighting, an attractive electric stove set within a tiled hearth with oak beam over and two radiators creating a warm and inviting atmosphere. A door leads to the lobby

and double doors open onto the guest reception room.

### Additional Image



### Additional Image



### Formal Dining Room 11'11" x 12'8" (3.64m x 3.88m )



A characterful reception room featuring a slate-flagged floor, impressive stone fireplace and exposed stone feature wall with inset log burner and brick arch over. Further highlights include the original beamed ceiling, a window to the front taking in the views, traditional school-style radiator and door leading through to the front hall.

### Front Hall

With a door to the front, radiator and stairs leading to the first floor.

### Lobby/ Laundry Room



Fitted with floor to ceiling units offering great storage and housing the hot water tank. A door leads down to the cellar and a door leads through to the kitchen. There is also a useful pantry area offering further storage.

### Additional Image



### Kitchen/ Breakfast Room 8'10" x 19'6" (2.70m x 5.95m )



The good sized kitchen/ breakfast room has a good

range of wall and base units with an oak block worktop over, inset double Belfast sink with a mixer tap over, integral dishwasher and double range with seven ring gas hob and extractor hood over. Part tiled walls, tiled and part oak floor throughout. Window to the rear and French doors to the front onto a seating area taking in the fantastic views. There is space for an American fridge and vertical radiator, original beamed ceiling and under unit lighting.

### Additional Image



### Additional Image



### Cellar 9'6" x 13'0" (2.91m x 3.97m )

With the original 'cold slab' and shelving for extra storage space.

**Guest Reception Room 10'0" x 14'0" (3.05m x 4.27m )**



A very versatile space featuring a vaulted ceiling with Velux windows, wooden flooring and charming exposed timbers, this characterful space also benefits from a useful storage cupboard with pull out table and shelving and double doors leading into the lounge offering a great open space for entertaining or larger gatherings. A door leads through to the inner hallway that connects the annexe accommodation to the main house.

**Additional Image**



**Additional Image**



**Inner Hallway**

With doors off to two bedrooms and the second entrance hall. Having wooden flooring and a radiator.

**Bedroom One Annexe 14'1" x 10'0" (4.31m x 3.05m )**



With vaulted ceilings, window to the rear and radiator and wooden floor throughout. There is a fitted wardrobe exposed beams and wall lights. A door leads through to the en suite.

**Ensuite**



The en suite has a Velux window, wall mounted wash hand basin with mixer tap over, WC and corner shower cubicle with mains shower. Radiator, fully tiled walls and an extractor fan.

**Bedroom Two Annexe 14'6" x 10'7" (4.43m x 3.24m )**



The second annexe bedroom has a window to the front, vaulted ceiling, radiator and wooden flooring. A door leads through to the second en suite.

**Ensuite**



The en suite has a Velux window, wall mounted wash hand basin with mixer tap over, WC and corner shower cubicle with mains shower. Radiator, fully tiled walls and an extractor fan.

**Annexe Hall**

The annexe accommodation is accessed via a part glazed door into the hallway, with tiled floor, two windows to the side and one to the rear.

**Main House First Floor**

The first floor landing area gives access to the three bedrooms and the family bathroom.

**Bedroom One 12'8" x 10'5" (3.88m x 3.20m )**



A lovely double bedroom with a window to the front with fantastic views, radiator and exposed floorboards. There are built in wardrobes and a separate walk-in dressing room with shelving and hanging rails. Double doors lead through to the 'secret' en suite.

**Additional Image**



**Views**



### Ensuite



The ensuite has a wash hand basin with mixer tap over, WC and heated towel rail. Fully tiled walls. Shower cubicle with mains shower, extractor fan, velux window and spotlights to the ceiling.

### Bedroom Two 8'7" x 12'4" (2.63m x 3.76m )



The second double bedroom has a window to the front with superb views, radiator and exposed floorboards and a feature cast iron fireplace and surround.

### Bedroom Three 11'0" x 6'8" (3.36m x 2.04m )



The third bedroom has a window to the rear overlooking the fields, exposed floorboards and fitted wardrobe. There is a fitted cabin bunk style bed and a radiator.

### Family Bathroom 8'6" x 6'3" (2.61m x 1.93m )



The well appointed bathroom has a window to the rear, corner shower cubicle and mains shower with concealed controls, wash hand basin and WC, freestanding roll top bath with central mixer tap and shower heads, radiator, exposed floor boarding and part panelled walls.

### Yew Tree Cottage



Yew Tree Cottage is an adjoining self contained property that is currently used as a successful self-catering cottage. It could also be used for family accommodation as an extension to the main home. It is accessed via a canopy porch to the front of the property with a door leading into the hallway.

### Hallway

With a tiled floor and window to the rear and side. A part glazed door leads into the lounge.

### Lounge/ Kitchen 14'1" x 13'2" (4.31m x 4.02m )



A very cozy yet spacious room with a tiled floor, log burner on a slate hearth and vaulted ceiling. The kitchen area is fitted with base and wall units with work surfaces over and cooker, part tiled walls and space for a fridge. There is exposed stonework and a part glazed door to the rear leading out to the private terrace and gardens. Doors lead through to the shower room and ground floor bedroom. A wooden staircase leads up to the top open plan bedroom.

#### Additional Image



#### Additional Image



### Shower Room



With a window to the front, WC, wall mounted wash hand basin with mixer tap over, double shower with mains shower attachment, spotlights to the ceiling and extractor fan.

### Bedroom One 8'8" x 9'6" (2.66m x 2.92m )



With a window to the side, tiled floor and radiator. Spotlights to the ceiling and built in wardrobe.

### Bedroom Two



The second bedroom is positioned on the first floor with two velux windows to the rear letting in lots of light, exposed floorboards and wall lighting, radiator and a small window to the side.

### Additional Image



### Yew Tree Cottage Gardens



Externally to the rear of the cottage there is a decked area ideal for entertaining with a hot tub and enclosed private area with lawns and hedge boundaries. The garden enjoys fantastic views over the rolling countryside.

### Additional Image



### Grounds

The grounds to the property are accessed through two sets of farm gates which open up onto the driveway providing ample off road parking for a number of vehicles and give access to the

properties and the outbuildings. The gardens are mainly laid to lawn with a variety of shrubs, mature bushes and specimen trees. There is also an area with a self fed pond with waterfall and fruit trees. To the rear of the main property are lawned and shrubbed gardens with access gates which lead to the paddock that extends to around 2 acres with well fenced boundaries.

### Additional Image



### Additional Image



### Additional Image



### Additional Image



### Additional Image



### Driveway



### Workshop/Garage 16'5" x 17'6" (5.02m x 5.34m )



With power and light laid on, two windows to the side, double doors and a personal door to the front.

### Two Stables 11'5" x 10'9" (3.49m x 3.28m)

The two stables have doors to the front and hard standing floors. Each stable measures 3.49m x 3.28m

### Barn 23'1" x 11'4" (7.06m x 3.46m)



The adjoining open fronted barn is a very useful space and to the side of the barn is an open fronted tractor shed.

## Rear - Store/Workshop 22'4" x 15'10" (6.82m x 4.84m )



To the rear of the stables and barn there is a further outbuilding with power and light laid on making an ideal entertaining/ games room/ bar area. There is also an outside Kitchen with a Belfast sink, barbeque and outside WC. There is a further garden area and second gated access to the paddock. There is a shed and access to the garden area with the pond.

### Additional Image



### Additional Image



## House Garden



The property also has well stocked flower beds and pathway running along the front of the house leading to a private garden area. This area benefits from a decking area with canopy over, pizza oven, patio and a lawned area with mature shrubs. At the far end there is a purpose built garden room taking in the fantastic rural views.

### Additional Image



## Garden Room



A great place to relax and entertain having a log burner and bi-fold doors to the front.

### Boiler Room

The boiler room is located at the side of the house and has a Worcester oil boiler and shelving.

### Paddock



### Additional Image



### Additional Image



### Views



### Additional Image



### Additional Image



### Services

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

### 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**

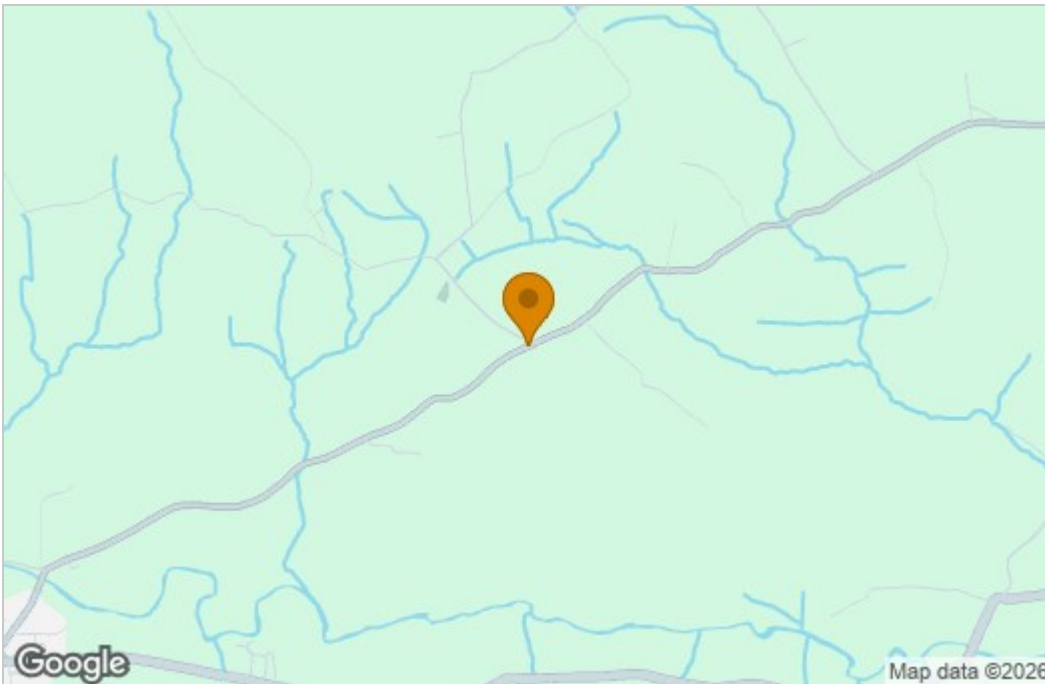
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Money Laundering Regulations**

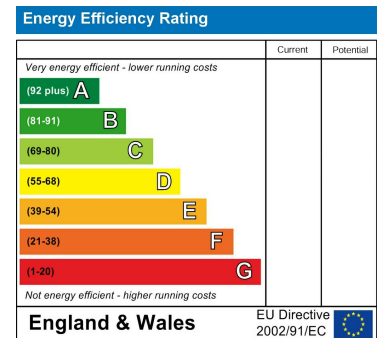
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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