

# Town & Country

Estate & Letting Agents



**Cae Bach , Llanfechain, SY22 6UT**

**Offers In The Region Of £495,000**

Town and Country are delighted to bring to the market in the charming village of Llanfechain, this recently renovated and updated delightful detached house offering a perfect blend of modern living and rural tranquility. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests and a good sized farmhouse style kitchen/ dining room.

The layout is thoughtfully designed, providing a warm and welcoming atmosphere throughout. With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The gardens are a particular feature of this home having been lovingly brought to life by the present owners who have created something rather special. Backing onto open fields, the house enjoys a beautiful outlook over open countryside. Llanfechain is known for its stunning countryside views and friendly community, making it an ideal location for those who appreciate the beauty of nature and a peaceful way of life. This property presents a wonderful opportunity to enjoy spacious living in a serene environment, perfect for creating lasting memories. Don't miss the chance to make this lovely house your new home.

## Directions

Leave Oswestry on the A483 towards Welshpool. At Llyncllys crossroads turn right onto the A495 towards Llangantffraid, drive through the village and turn right onto the B4393 signposted Llanfyllin. On reaching the Village of Llanfechain follow the road past the Community Shop and past the Church, drive over the small bridge and turn immediately left where the property will be found on the right hand side after approximately 100 metres.

## Accommodation Comprises



## The Village

Llanfechain is a charming rural village that offers a strong sense of community and an excellent quality of life. The village benefits from a highly regarded primary school, making it particularly attractive to families. Residents also enjoy a traditional village pub, providing a welcoming social hub, while the community hall serves as the heart of village activities and includes a convenient local shop, helping to meet everyday needs. Together, these amenities contribute to Llanfechain's friendly and well-connected community atmosphere.

## Entrance Porch

The property is accessed at the front of the property through a wooden canopy entrance porch with brand new part glazed door into the hallway.

## Hallway



The hallway has a tiled floor and has a staircase

leading to the first floor bedrooms and bathroom. There are doors leading to the ground floor rooms, radiator, beamed ceiling and a part glazed door out to the side leading to the gardens.

## Sitting Room 15'8" x 12'9" (4.80m x 3.90m )



This room has a really cozy feel but is still a good sized reception room. Having windows to the front and side of the property with views of the gardens, feature fireplace on a slate hearth with a brick surround and timber mantle. Oak flooring throughout, beamed ceiling and wall lighting.

## Kitchen/Dining Room 21'3" x 12'9" (6.50m x 3.90m )



The kitchen/dining room is the heart of this lovely home and comprises a modern, recently installed range of shaker style wall and base units with contrasting worktop over, 1 1/2 bowl sink and drainer with mixer tap over, integral dishwasher, two electric ovens, gas hob in the recess with a beam over, second eye level oven, pull out units, windows to the front and side of the room and French doors leading out into the garden letting in lots of natural light. There is a tiled floor throughout and a beamed ceiling with spotlighting.

### Additional Image



### Additional Image



### Additional Image



### Utility Room 12'3" x 5'6" (3.73m x 1.68m)



### Living Room 22'11" x 12'5" (7.00m x 3.80m)



The good sized living room is a versatile space and has a window to the rear of the property along with French doors leading out onto the rear garden and patio areas. There is a feature fireplace with log burning inset on a slate mantel and slate hearth, beamed ceilings, feature exposed brickwork, wall lighting and fitted alcove shelving.

The utility room is another great space having further wall and base units for storage with worktop over, space for appliances, stainless steel sink and drainer with mixer tap over and recessed storage area housing the Glow Worm gas fired combi boiler. There is a window to the rear of the property overlooking the garden, tiled flooring and a beamed ceiling.

### Cloakroom



The cloakroom comprises a low level WC and wash hand basin with a mixer tap over and part tiled walls, glazed window to the side of the property, extractor fan, tiled flooring and a beamed ceiling.

## First Floor Landing



The spacious gallery style landing area has access to the roof space by hatch and a window to the front of the property. Doors lead to the bedrooms and the family bathroom.

### Bedroom One 20'11" x 12'9" (6.39m x 3.90m )



This bright spacious room has windows both to the front and rear with great far reaching views, a range of fitted wardrobes offering lots of storage and two radiators. A door leads through to the en suite.

### Additional Image



## En suite



The well appointed en suite comprises a low level WC, wash hand basin on a vanity unit with a mixer tap over, double shower cubicle with a mains powered shower, fully tiled walls, tiled flooring, a window to the rear, extractor fan and a heated towel rail.

### Bedroom Two 12'9" x 12'2" (3.90m x 3.71m)



The second double bedroom has windows to the front and rear side of the property with fantastic views, a range of fitted wardrobes offering good storage and a radiator.

### Bathroom 8'3" x 8'5" (2.53m x 2.57m )



The beautifully appointed, recently renovated

bathroom comprises a low level WC, wash hand basin on a vanity unit with a mixer tap over, large bath with a mixer tap over, double walk in shower cubicle with mains powered shower, extractor fan, fully tiled walls and tiled flooring. There is a window to the rear of the property and a airing cupboard housing the hot water tank and additional storage shelving.

### **Bedroom Three 12'4" x 11'0" (3.78m x 3.37m )**



The third double bedroom has a radiator and windows to the rear and side of the property with far reaching rural views.

### **Bedroom Four 12'9" x 8'10" (3.90m x 2.70m )**



The fourth bedroom is currently used as a home office and guest bedroom. Having a window to the side of the property, radiator and fitted shelving.

### **To the Front**



The property has gated access onto a large gravel driveway providing ample off road parking for several vehicles. The gardens wrap around the property with lawned areas for low maintenance and with some mature shrubs along the front of the property. The driveway also gives access to the large garage and workshop at the side of the property. There are external power points to allow for the operation of garden machinery, two taps and security lighting has also been installed around the property.

### **Additional Image**



### **To the Rear and Side**

The gardens are an absolute credit to the current owners and have been lovingly reinstated and developed to create an absolute gardeners haven. To the rear and side of the property the extensive lawned areas sweep around and are fully enclosed by panel fencing with stunning far reaching views of the surrounding open countryside. There is a patio accessed from the living room with a path around to the front of the property. There is also a recently installed second canopy porch over the back door. The planting and well stocked borders have been given great thought to create a sea of colour and interest all year round with specimen plants and mature trees creating a lovely back drop for the property.

**Additional Image**



**Additional Image**



**Additional Image**



**Workshop/Garage One 13'4" x 20'1" (4.07m x 6.14m )**



**Additional Image**



The property also benefits from a large workshop/garage at the side of the house with parking for up to eight cars. With double doors to the front and a personal door to the side and a room above ideal for a number of uses.

**Workshop/ Garden store 13'6" x 7'6" (4.13m x 2.31m )**

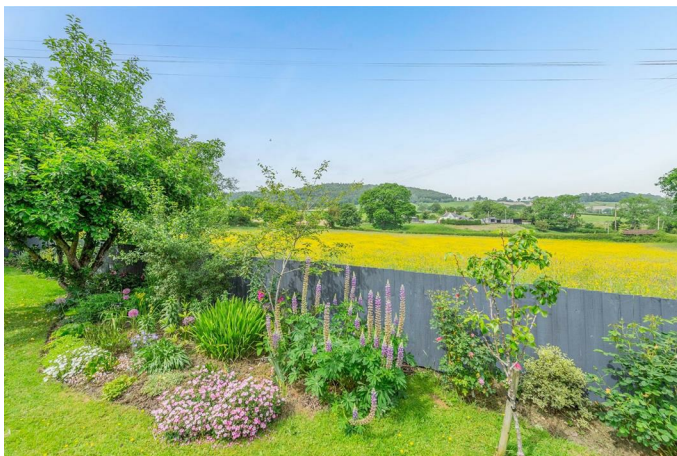


There is a second area behind the main garage with a door side and with power and light laid on. The power has been enabled for the installation of an electric vehicle charger.

### Additional Image



### Views From The Property



### Location



Located just on the edge of the pretty village of Llanfechain, the scenery and walks are superb. The lane leads directly into the countryside in both directions from the property whilst local amenities are still readily available with good road links to larger towns such as nearby Llanfyllin or Oswestry and Welshpool.

### 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 G.

### 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

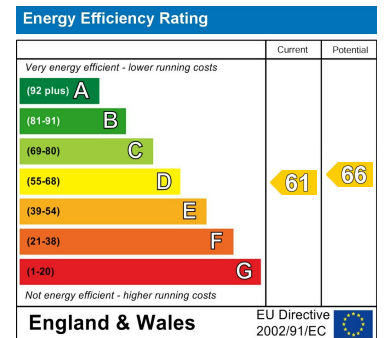


Total area: approx. 204.1 sq. metres (2197.3 sq. feet)

# 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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