Town & Country

Estate & Letting Agents









Rhiwarth Cottage , Llangynog, SY10 0HL

Offers In The Region Of £465,000

Town and Country Oswestry are delighted to offer to the market this truly delightful country cottage, occupying an enviable position in the heart of the stunning Tanat Valley. Surrounded by beautiful countryside, the property enjoys far-reaching views and sits within attractive, established gardens and grounds, creating a wonderfully peaceful and private setting.

Lovingly maintained by the current owners, the property retains a wealth of charm and character while offering spacious and versatile accommodation. The main house provides three well-proportioned bedrooms, together with generously sized reception rooms and a host of appealing period features, creating a warm and welcoming family home.

A particular highlight is the fully self-contained detached annexe, positioned within the grounds and offering excellent versatility for a range of uses. The annexe comprises an open-plan living room and kitchen, a double bedroom and en suite shower room, making it ideal for accommodating family and guests, providing independent living for a relative, or potentially generating an additional income.

With its picturesque setting, far-reaching views, character accommodation, generous gardens and valuable detached annexe, this is a particularly appealing country property offering both charm and considerable versatility.

Directions



From Oswestry 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. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On entering the village of Llangynog go past The New Inn on your right and continue forward where the property will be found on the edge of the village on your right hand side before the climb up towards the Berwyn mountains. Take the first turning on the right past the caravan park and then turn right again where the property will be identified by our For Sale board on the right after approximately 50 metres.

Accommodation Comprises



Location



Llangynog is a particularly picturesque rural village set within the upper Tanat Valley in Powys, North Wales, surrounded by the foothills of the Berwyn Mountains and an exceptional landscape of rolling farmland, wooded valleys and open upland. The village sits within the Tanat Valley Registered Historic Landscape, while the surrounding Berwyn landscape is characterised by steep-sided valleys, upland grazing and dramatic mountain scenery.

The area has a fascinating industrial heritage, with the upper Tanat Valley bearing evidence of historic lead, phosphate and slate mining, as well as granite quarrying. Today, these historic influences sit alongside the traditional agricultural character of the area, with Llangynog retaining the feel of a small, close-knit rural community.

For those who enjoy the outdoors, the surrounding countryside offers an extensive network of minor roads, tracks and footpaths, with the long-distance Pererindod Melangell trail passing directly through Llangynog and linking the Tanat and Vyrnwy valleys. The Berwyn Mountains provide a spectacular backdrop for walking, cycling and exploring, with opportunities ranging from gentle valley walks to more challenging upland routes.

Porch

The welcoming porch features an attractive slate-flagged floor, with windows to both the side and rear providing plenty of natural light. A traditional stable door opens to the outside, while a glazed door leads through into the kitchen, creating a pleasant and practical entrance to the home.

Kitchen 13'0" x 8'1" (3.98m x 2.47m)



The well-appointed kitchen combines traditional character with modern practicality, featuring a good range of base and wall-mounted units with work surfaces over, complemented by a slate-flagged floor, part-tiled walls and an attractive original beamed ceiling. Integrated appliances include a fridge, freezer and dishwasher, alongside an electric oven, ceramic hob and extractor fan. A stainless-steel sink with mixer tap sits beneath the side window, providing a pleasant outlook and natural light. A radiator completes the space, while a door leads through to the sitting room, creating a seamless flow between the two areas.

Additional Photo



Sitting/ Dining Room 12'9" x 12'5" (3.89m x 3.81m)



The cosy and characterful sitting room provides a warm and inviting space, featuring an attractive original beamed ceiling and oak flooring. A stone fireplace forms a charming focal point, with an Acefire log-burning stove inset within and set upon a slate hearth, creating a welcoming atmosphere. A rear window allows natural light to fill the room, complemented by wall lighting and a radiator for year-round comfort. Glazed doors provide access to both the study and the lounge, creating a natural flow between the adjoining living spaces.

Lounge 13'11" x 13'7" (4.25m x 4.16m)



A lovely, bright and spacious room, enjoying an abundance of natural light from windows to both sides, with French doors opening directly onto the garden and creating a wonderful connection with the outside space. The room features attractive oak flooring, complemented by spotlighting and wall lighting, while three radiators ensure the space remains warm and comfortable throughout the year.

Additional Photo



Study 12'1" x 7'6" (3.69m x 2.29m)



The well-appointed study area is a bright and practical space, benefiting from a rear window and rooflight which allow plenty of natural light to flood in. Attractive oak flooring complements the room, while a useful cloaks cupboard provides valuable storage. Wall lighting adds a warm and welcoming ambience, with doors leading through to the bathroom and staircase, providing convenient access to the adjoining areas of the home.

Family Bathroom



The well-appointed family bathroom features a contemporary P-shaped bath with curved shower screen and mains-powered shower over, providing a practical and stylish bathing area. A low-level WC and wash hand basin set within a vanity unit, with mixer tap over, complete the suite. Fully tiled walls and tiled flooring create a smart, easy-to-maintain finish, complemented by a radiator for added comfort. A shaving light provides further convenience, making this a well-equipped and functional family bathroom.

First Floor Landing

The first-floor landing provides access to all three bedrooms and benefits from a loft hatch, providing convenient access to the loft space. An inviting and practical central area, the landing offers easy access to the accommodation while also providing useful access to additional storage space above.

Bedroom Three 13'1" x 11'7" (3.99m x 3.55m)



A generously proportioned double bedroom, enjoying an excellent level of natural light from a window to the front and two further windows to the rear. The room features attractive oak flooring, wall lighting and a radiator, while a comprehensive range of fitted wardrobes provides ample and practical storage. A spacious and versatile bedroom, offering a comfortable and inviting retreat.

Bedroom Two 13'8" x 10'0" (4.19m x 3.05m)



Another well-proportioned double bedroom, featuring two windows to the front which provide an

abundance of natural light. The room retains a wealth of character with an attractive beamed ceiling, complemented by oak flooring and wall lighting. A radiator ensures year-round comfort, while a built-in wardrobe provides useful storage and a charming built-in window seat offers the perfect spot to sit and relax.

Bedroom One 13'5" x 11'8" (4.11m x 3.56m)



The spacious principal double bedroom enjoys a pleasant dual aspect, with windows to both the rear and side allowing plenty of natural light to fill the room. A range of fitted wardrobes provides excellent storage, while a radiator ensures a comfortable environment throughout the year. The room also benefits from access to a useful loft space, offering additional storage, and a door leads through to the en suite facilities.

Additional Photo



En Suite



The well-appointed en suite features a window to the front, allowing natural light into the space, and comprises a low-level WC, wash hand basin set within a vanity unit with mixer tap over, and a separate shower cubicle. Fully tiled walls and a tiled floor provide a smart and practical finish, complemented by recessed spotlighting. An extractor fan ensures effective ventilation, creating a comfortable and well-equipped en suite to the principal bedroom.

The Annexe



The detached annexe is conveniently positioned across the driveway from the main property and provides superb additional living accommodation, finished to a high standard throughout. Offering excellent versatility, the annexe could be ideally suited for a relative or dependent, providing a degree of privacy and independence, or could present an attractive opportunity for those looking to generate an additional income through B&B or short-term accommodation. Its separate position and well-designed living space make it a particularly useful addition to the property.

Additional Photo



Open Plan Lounge/ Kitchen 12'6" x 12'2" (3.82m x 3.72m)



The bright and welcoming open-plan lounge and kitchen provides a versatile living space, enjoying plenty of natural light from three windows, together with a part-glazed door opening onto the driveway. The room features attractive wood-effect LVT flooring, complemented by spotlighting and a radiator for year-round comfort.

The kitchen area is fitted with a good range of base and wall units with work surfaces over, incorporating an electric oven, undercounter fridge/freezer, induction hob, extractor fan and a single Belfast sink with mixer tap over. A wall-mounted boiler is also housed within the kitchen, with a new LPG boiler having been installed, providing an efficient modern heating system. A door leads through to the bedroom, creating a practical and well-planned layout.

Bedroom 9'6" x 8'11" (2.92m x 2.72m)



The well-proportioned double bedroom enjoys a pleasant outlook to the rear through a window, allowing plenty of natural light into the room. Decorative wall panelling with shelving and finished with attractive LVT wood flooring and complemented by spotlighting and a radiator, the room provides a comfortable and inviting space. A door leads directly through to the en suite, adding to the convenience and practicality of the accommodation.

Second En Suite



The well-appointed en suite features a window providing natural light, together with a radiator for added comfort. The suite comprises a wash hand basin, low-level WC and a separate fully tiled shower cubicle with mains-powered shower. Part panelled walls and a LVT floor provide a smart and practical finish, complemented by spotlighting to create a bright and contemporary space.

To The Outside



The property is approached through two attractive timber farm gates, opening onto a generous driveway which provides ample parking and a welcoming approach to the home. To the left is a delightful patio area, perfectly positioned to take full advantage of the stunning, far-reaching views across the surrounding countryside. To the right, a pathway bordered by established shrub and flower beds meanders towards the lane, adding to the property's attractive and rural setting.

Driveway and Garage 18'0" x 12'3" (5.49m x 3.75m)



The driveway gently leads down to the property, providing generous parking and ample turning space for several vehicles. The detached garage offers useful additional storage and parking, with a window to the side providing natural light, together with an electric roller door, power and lighting. All walls and ceilings have been boarded with plywood and insulated. A practical and valuable addition to the property, the garage provides excellent scope for secure vehicle storage, workshop use or additional storage. All buildings have Ethernet sockets.

Additional Photo



Outbuilding



Gardens



The gardens are undoubtedly another notable feature of this delightful property, offering a wonderful blend of space, privacy and versatility. Situated to the side of the annexe is a purpose-built outbuilding, measuring approximately 8ft x 6ft providing useful additional storage.

The extensive gardens sweep gracefully around the property, creating a wonderful sense of space and making the most of the surrounding setting. A paved patio area, accessed directly from the lounge,

provides an ideal spot for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings. The gardens are predominantly laid to lawn, with well-stocked flower beds and borders adding an abundance of colour and interest throughout the seasons. Established privacy hedging defines the boundaries, creating a secluded and tranquil outdoor environment.

Additional Photo



Additional Photo



Studio 12'10"x 12'3" (3.93mx 3.74m)



The studio is privately positioned to the side of the property and is approached via attractive stone steps leading up to a delightful decked seating area and covered veranda. The studio benefits from power and lighting and enjoys a truly enviable outlook, taking full advantage of the stunning surrounding Tanat Valley scenery.

The gardens continue around the rear of the cottage, providing a lovely extension to the outdoor space, with further well-established planted beds and an attractive selection of pretty shrubs adding colour, texture and seasonal interest. The combination of the elevated seating area, far-reaching views and mature planting creates a wonderfully peaceful setting in which to relax and enjoy the surrounding countryside.

Additional Photo



Solar Panels

The property also benefits from the addition of 16 solar panels which are situated on the roof of the annexe and which provide electricity for the entire property.

Views



Additional Photo



Aerial Photo



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 E.

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.

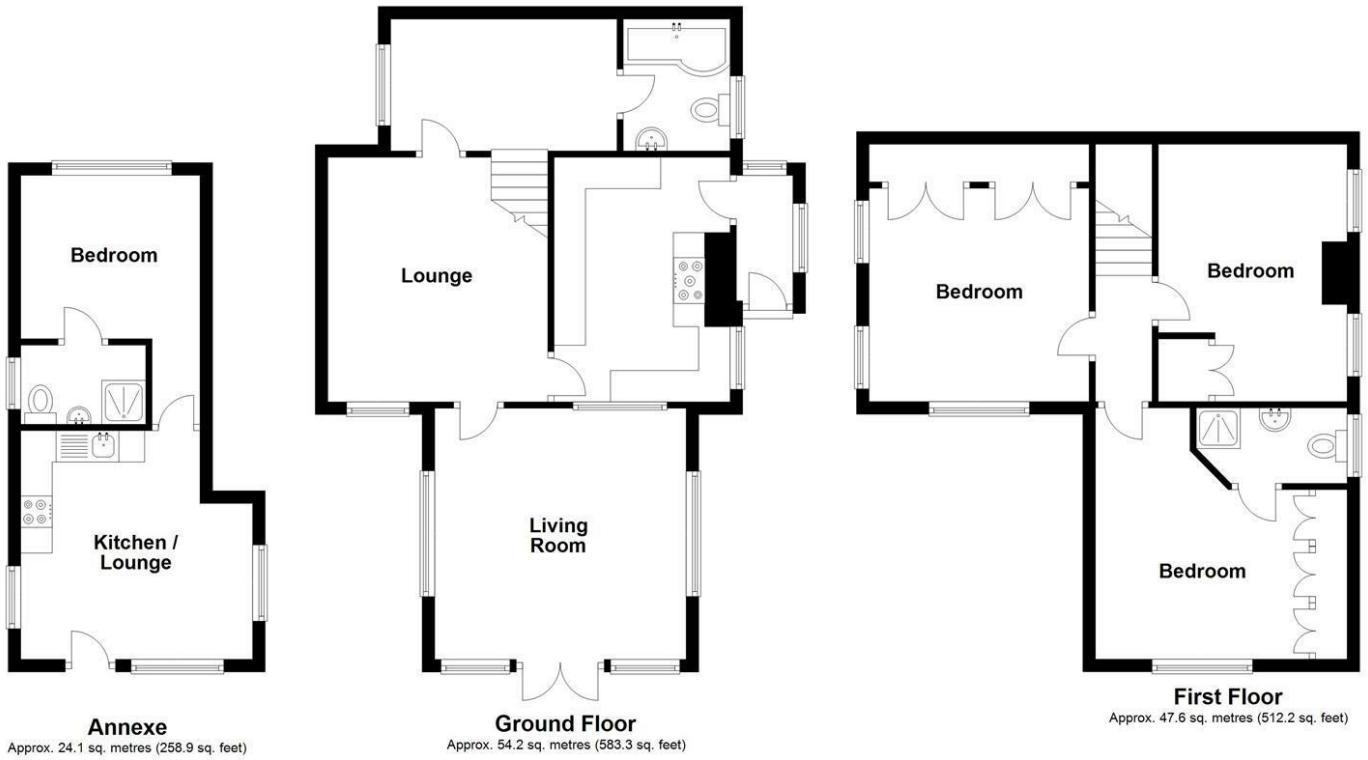
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Money Laundering Regulatory Checks

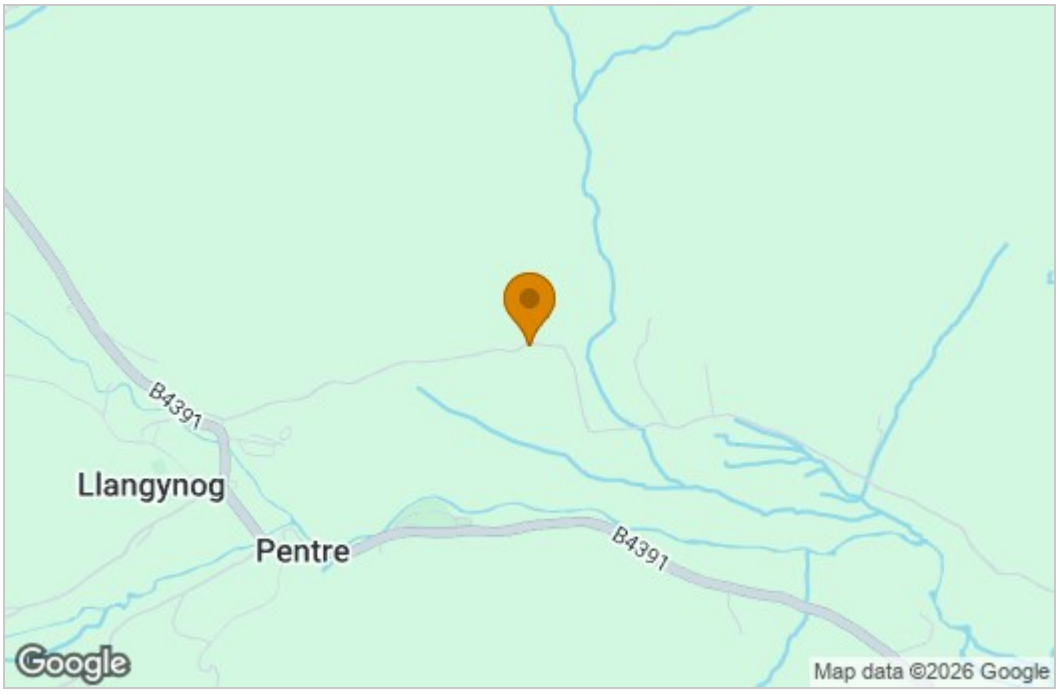
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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

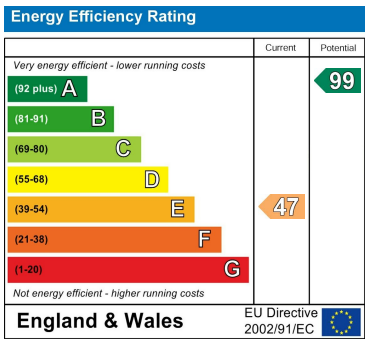


Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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