

# Town & Country

Estate & Letting Agents



**Tanyffridd , Llanfechain, SY22 6UE**

**Offers In The Region Of £670,000**

Nestled on the outskirts of the picturesque village of Llanfechain with far reaching views, this stunning detached house offers a unique blend of historical charm and modern comfort. Built in 1801, this beautiful country residence spans an impressive 2,486 square feet and is set within just over three acres of lush grounds, providing a serene escape from the hustle and bustle of everyday life. The property boasts three spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The immaculate character interior features and period details reflect the home's rich history while offering the conveniences of contemporary living. With four well-appointed bedrooms, there is ample space for family and guests alike, ensuring everyone has their own private retreat. The house also includes three bathrooms, thoughtfully designed to cater to the needs of a busy household. Outside, the expansive grounds are complemented by outbuildings, providing additional storage or potential for further development. The generous driveway offers parking for up to twelve vehicles, making it ideal for hosting gatherings or accommodating visitors. This exceptional property is a rare find, combining the allure of country living with the practicality of modern amenities. Whether you seek a peaceful family home or a charming retreat, this residence on the outskirts of Llanfechain is sure to impress. Don't miss the opportunity to make this exquisite house your new home.



## Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and continue straight over the roundabout. Proceed along and turn right signposted Llanfyllin. Follow the road towards Llanfechain and pass over the hump back bridge. After approximately 500 meters turn left and follow the lane along. Pass over the bridge and the property will be found on the right hand side.

## Location



The property is located on the outskirts of the pretty village of Llanfechain and is within easy reach of both Llansantffraid and Llanfyllin that offer every day amenities including schools, shops and public transport. Larger towns such as Welshpool, Oswestry and Shrewsbury are within easy reach along with good road networks linking the property to motorways and airports.

## Overview

The property has been beautifully maintained by the present owners to offer well laid out, spacious, modern accommodation. The original cottage is steeped in history and dates back in parts to 1801. Over this time it has been sympathetically extended and has only had five owners, one of which was the famous author James Hanley. The gardens and grounds offer great scope for those wanting to keep livestock and to embrace the country lifestyle.

## Accommodation Comprises

### Boot Room



The boot room has wood effect tiled flooring, a school style radiator, stable door leading out onto the garden, a bench seat and a window to the rear. A step leads up to the kitchen.

### Additional Photo



**Kitchen/ Breakfast Room 26'6" x 9'5" (8.10m x 2.88m)**



A great sized room ideal for entertaining and cooking. Having a large central roof light letting in lots of natural light, a range of modern base and wall units with oak style tops over, a leisure range cooker with two ovens and ceramic electric hob, a chimney style extractor fan, plumbing for a dishwasher, part tiled walls, wood effect tiled flooring, spotlighting, space for appliances and a stainless steel single drainer sink with mixer taps.

### Breakfast Room



The breakfast area has a window to the side, school style radiator with seat, wood effect tiled flooring, spotlighting, a window to the side and doors leading to the hallway, utility room and the dining room.

**Utility Room 15'1" x 4'4" (4.62m x 1.34m)**



The utility room has two window to the side, a radiator, wood effect tiled floor, plumbing for a washing machine and space for a tumble dryer, a base unit with oak style work surfaces over, space for a fridge/freezer and a Worcester oil boiler.

### Porch

The side hallway has a door to the side and a school style radiator.



### Dining Room 11'5" x 17'3" (3.48m x 5.28)



The pretty dining room has windows to both sides, wall lighting, slate flooring with underfloor heating, a brick fireplace with a log burning stove inset on a slate hearth with a beam over and French doors leading out to the garden. A door leads through to the snug/ sitting room.

### Snug/ Sitting Room 11'9" x 10'4" (3.59m x 3.16m)



A cozy room having a window to the front overlooking the garden, slate flooring with underfloor heating, exposed stone walling, wall lighting and built in alcove shelving. Doors lead to the front hallway and the lounge and dining room.

### Lounge 17'6" x 11'7" (5.34m x 3.54m)



The good sized, bright lounge has windows to the front and side, French doors and bay window to the rear leading out onto the gardens and decking, slate flagged floor, a focal log burning stove with an oak beam over and a slate hearth and wall lighting.

### Front Hall

The front hallway has a part-glazed door to the front, slate flooring and stairs leading off to the first floor. A door also leads to the ground floor wet room.

### Shower Room



Having a window to the rear, sealed floor, a shower area with mains powered shower and two shower heads, a wash hand basin and W/C, school style radiator, fully tiled walls, wall lighting, a heated towel rail, spotlighting and understairs cupboard.

### To The First Floor

The landing area has doors leading to the bedrooms.

**Bedroom Four 10'4" x 8'8" (3.16m x 2.66m)**



Bedroom four has a window to the front overlooking the garden, a built in wardrobe and a school style radiator.

**Bedroom Three 11'9" x 8'6" (3.6m x 2.6m)**



Bedroom three is an L shaped room with a window to the front overlooking the garden, a window to the side, a school style radiator and wall lighting.

**Bedroom Two 11'7" x 10'4" (3.54m x 3.16m)**



With a window to the rear and side with stunning views over the countryside, a school style radiator, a range of built in wardrobes in the corridor leading into the room, wall lighting and a door leading to the ensuite.

**En Suite 6'6" x 7'1" (2.00m x 2.18m)**



The well appointed en suite has a window to the front, free standing bath and mixer tap with a shower head, a wash hand basin, W/C, heated towel rail, school style radiator, a vinyl floor and part-tiled walls.

**Bedroom One 15'7" x 11'4" (4.76m x 3.47m)**



A great sized double bedroom having two windows to the rear and a window to the side with great views, school style radiator, beamed ceiling, fireplace provision and a range of fitted wardrobes offering good storage with oak doors. A door leads through to the en suite.



### En Suite 8'10" x 9'4" (2.7m x 2.85m)



The luxury en suite has a window to the rear, large double bath with mixer taps and a shower head, a wash hand basin with mixer taps, a W/C, heated towel rail, part-tiled walls, a tiled floor and wall lighting.

### To The Outside



The property is approached from the lane through farm style timber gates that lead onto the property.

### Driveway and Parking

The gravelled driveway provides parking and turning space for several vehicles and leads to both the house and the outbuildings.

### Outbuildings 43'3" x 18'4" (13.20m x 5.60m)



The outbuildings provide a great space for vehicle storage and workshop areas. The workshop has double doors to the front, double height storage and houses the controls for the solar panel installation.

### Open Fronted Tractor Barn 24'2" x 15'5" (7.38m x 4.70m)

There is an open fronted tractor barn providing parking for larger vehicles.

### Gardens



The gardens and grounds extend to around 3.03 acres in total. There is a large area laid to lawn with mature trees making an ideal area for children and pets.



### Additional Photo



### Decked Area

There is a large decked area located to the rear of the house that can be accessed from the boot room, dining room and the lounge. A lovely place to entertain and relax whilst enjoying the surrounding scenery.

### To The Front



To the front of the property there are well tended lawned and shrubbed gardens with access to the chalet.

### Additional Photo



### Home Office 15'0" x 11'9" (4.59m x 3.60m)

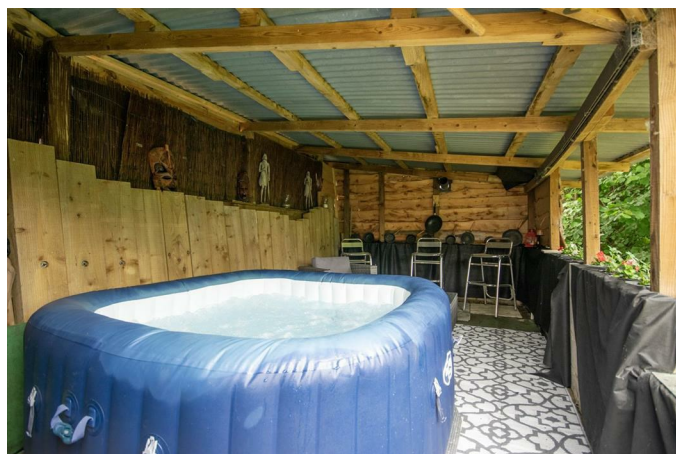


There is a home office chalet located at the far end of the front garden with a window to the side and the front, along with a log burning stove making it a useable space for year round use and a very versatile building. There is a decked area to the front of the chalet ideal for sitting out and enjoying the garden and views. Office has mains power, internet and phoneline available.

### Additional Photo



### Entertaining Area



There is a covered entertaining area below the decking with hot tub and space for seating.



Additional Photo



Artists Image



Grounds

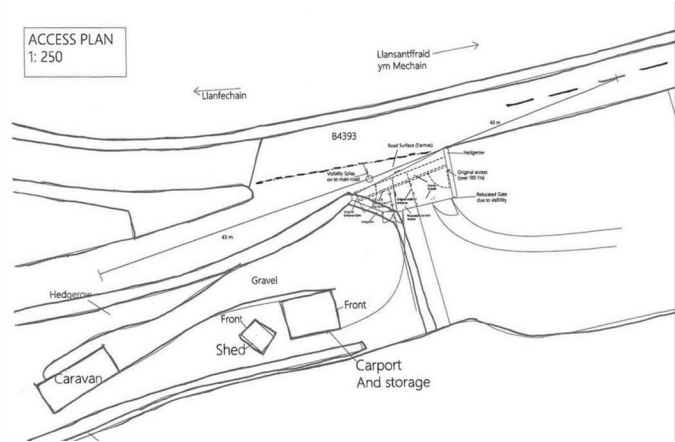


The gardens drop down to the lower grounds that stretch along the property boundary. There are mature trees and planted areas with extensive grassed areas ideal for keeping livestock. The grounds extend under the bridge that leads to the property onto a further open area of land with greenhouse and hedge boundaries.

Additional Photo



Planning Permissions



Retrospective application for the change of use of land for the siting of a caravan and the erection of 2 storage sheds as an annexe to the main dwelling.



#### Additional Photo



#### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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.

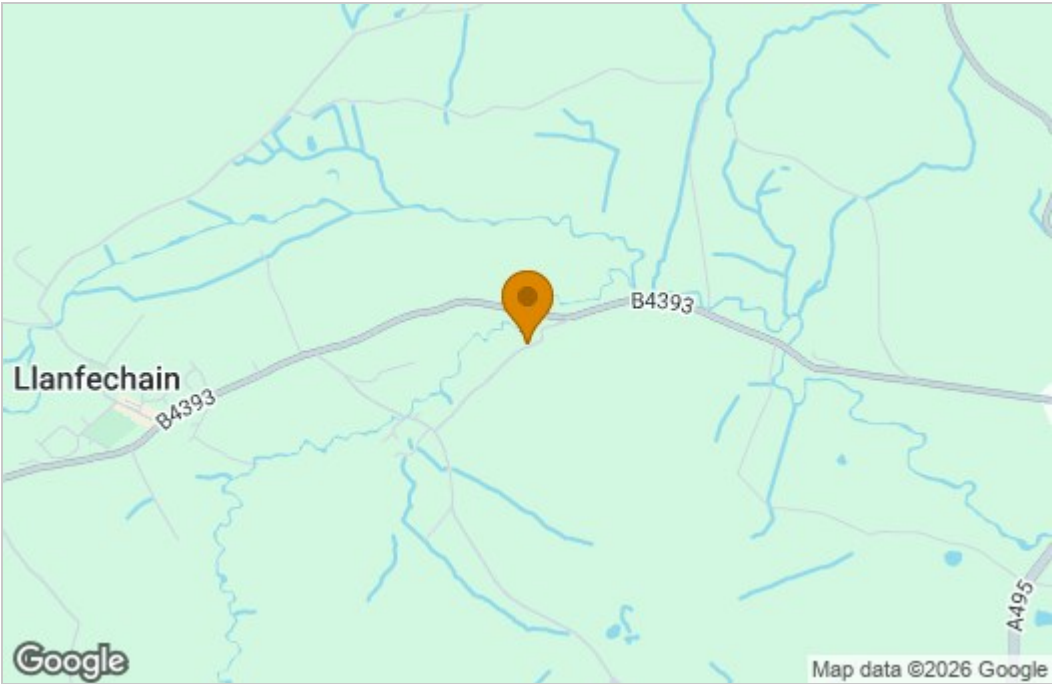
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



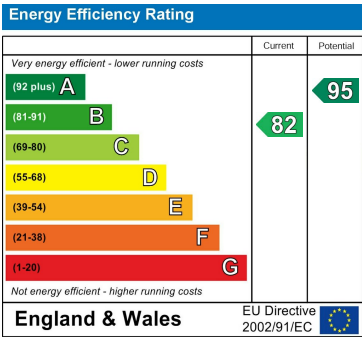
Floor Plan



Area Map



Energy Efficiency Graph



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