

# Town & Country

Estate & Letting Agents



**Bwthyn Rhyddid , Llanfyllin, SY22 5JD**

**Auction Guide £750,000**

TO BE SOLD AT ONLINE AUCTION ON 28TH JANUARY 2026! Nestled on the outskirts of the picturesque village of Llanfihangel, this spacious detached country home offers a unique opportunity for those seeking a tranquil lifestyle in a stunning rural setting. With its extensive grounds and outbuildings, the property provides ample outdoor space, perfect for enjoying the beauty of the surrounding countryside. Inside, the home boasts two inviting reception rooms, ideal for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable living spaces, ensuring that family and guests alike will feel at home.

Additionally, the property features two bathrooms, providing convenience for everyday living. While the house is already a charming residence, it does require some works to be completed, allowing the new owners the chance to personalise and enhance the property to their taste. This is an excellent opportunity for those looking to invest in a home that they can truly make their own. With its blend of space, potential, and a breathtaking location, this detached country home in Llanfihangel is a rare find. Whether you are looking for a peaceful retreat or a family home, this property is sure to impress. Do not miss the chance to explore the possibilities that await in this delightful setting. UNCONDITIONAL LOT Buyers Premium

Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

## Directions



From our Willow Street office proceed out of town before turning right onto Welsh Walls. Follow the road around, turning left at the junction of Upper Brook Street, continuing to the traffic lights. Turn right and proceed through Morda until reaching the junction of the A483. Turn right and proceed along, turning right at Llynclys crossroads onto the B4396. Continue along for approximately 2 miles then take a left turn onto the A495. Proceed through the village of Llansantffraid and upon reaching the end of the village take a right turn signposted Llanfyllin. Continue along, passing through Llanfechain, until reaching the T-junction, where a right turn is taken. Proceed along, passing through Llanfyllin, before taking a left turn onto the B4393 towards Lake Vrynnwy. Continue along for approximately 4 miles then turn left onto the B4382 for Llanfihangel. In the village turn left and take the right fork at the monument. Continue along this road for approximately 3/4 mile and the property can be found at the end of the road on the right hand side.

## Location



## Accommodation Comprises

### Hallway

The hallway has stairs off to the first floor, a part glazed door to the side and panel.

### Secondary Kitchen 12'8" x 11'7" (3.87m x 3.54m)



The secondary kitchen has a window to the side, base units, tiled floor, an exposed brick fireplace and the shower room off.

### Shower Room

The part converted shower room has a window to the rear, tiled floor, spotlights.

### Lounge 16'5" x 27'11" (5.02m x 8.51m)



The lounge has tiled floor, large brick inglenook, a window to the front, a window to the rear, stairs leading off to the first floor and French doors leading to the side.

### Rear Hallway

The rear hallway has a part glazed door to the rear and tiled floor.

### **Kitchen 11'9" x 7'4" (3.60m x 2.24m)**



The kitchen has a window to the front, wall and base units with a one and half sink bowl and mixer tap over and a Aqua panelled wall. There is plumbing for a dishwasher, tiled floor, recess for fridge/freezer, plumbing for a washing machine, an electric oven and electric hob with an extractor fan.

### **Second Lounge 14'6" x 23'2" (4.44m x 7.07m )**

There are two windows to the side, French doors to the side, tiled floor and a log burner with oak surround.

### **Landing**

The landing has a window to the side, a radiator, wood floor and a window over the stairs.

### **Bedroom One 14'6" x 13'6" (4.44m x 4.14m)**



This good size first bedroom has two windows to the side, wood floor and two radiator.

### **Ensuite**



The ensuite has a shower cubicle, a wash hand basin with mixer tap, w/c, fully tiled, a heated towel rail, spot lights, and a jacuzzi shower.

### **Bedroom Two 9'10" x 10'2" (3.01m x 3.10m)**



The second bedroom has a window to the side, radiator and wood floor.

### **Bedroom Three 12'5" x 13'0" (3.80m x 3.98m)**



The third bedroom has a window to the rear and wood floor.

### **Shower Room**

The shower room has a w/c, shower tray and is fully tiled.

### **Bedroom Four 12'9" x 10'1" (3.91 x 3.08m )**

The fourth bedroom has wood floor, a radiator and a window to the front.

### **Bedroom Five 8'0" x 7'8" (2.44m x 2.35m)**

The fifth bedroom has a radiator and wood floor.

### **Bathroom 11'5" x 7'3" (3.48m x 2.23m )**

The bathroom has a wall hanging wash hand basin with mixer tap over, w/c, a bath with jacuzzi style jets and shower over and is fully tiled.

### **To the Front**



The property is accessed over a gravel driveway that leads down to the house. There are gardens that extend to all sides and access is provided to the outbuildings and the menage.

### **Additional Image**



### **Additional Image**



### **Additional Image**



### **Outbuilding 32'9" x 16'4" (10.00m x 5.00m)**



There is a purpose built unit suitable for a number of uses.

## Indoor Arena 137'9" x 68'10" (42.00m x 21.00m)



The purpose built arena is perfect for equestrian use having double doors onto the yard area.

## Menage



There is a menage area to the rear of the indoor arena. There is also a useful hardstanding area ideal for vehicles. The paddocks also have gated access from the yard.

## Additional Image



## Grounds



## 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.

## 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

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of

auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

#### **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.

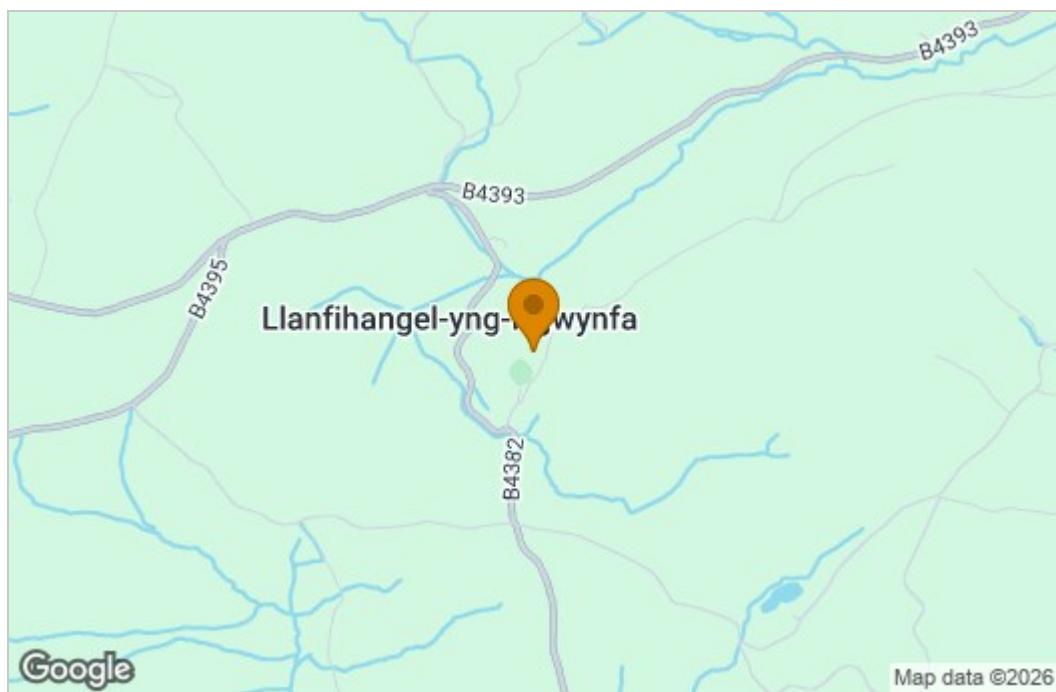
#### **SDLT/LTT/LBTT**

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).

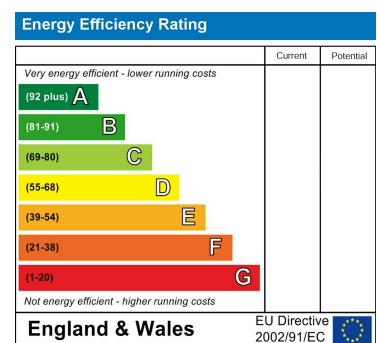
**PLEASE NOTE:** It is important that when sending out appropriate documentation to legal parties on agreement of sale that solicitors/ legal parties are made aware of any buyers premium/reservation fee for the calculation of any Taxes due on completion.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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