

# Town & Country

Estate & Letting Agents



, Near Llanfyllin, SY22 5JD

**Auction Guide £295,000**

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, 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, through the farm gate.

## FRONT OF PROPERTY



The front of the property is accessed through a farm gate off the road and provides ample parking for up to six vehicles. There is a paved side area which leads to the entrance door.

## VIEWS FROM THE PROPERTY



## ADDITIONAL IMAGE



## ENTRANCE PORCH

With entrance door, stained glass windows to the front and side, tiled floor and door through to entrance hall.

## ENTRANCE HALL / DINING AREA 10'5" x 7'10" (3.18m x 2.39m)



With tiled floor and doors leading to the reception rooms.

**LOUNGE 11'10" x 13'5" (3.63m x 4.11m)**

With two stained glass feature windows to the side either side of a stone inglenook fireplace with log burning stove and stone hearth, radiators and two sets of French doors through to conservatory.

**SITTING ROOM/ SECOND KITCHEN 11'7" x 13'11" (3.55m x 4.25m)**

Having windows to the rear and French doors leading to the conservatory.

**CONSERVATORY 25'5" x 12'9" (7.76m x 3.89m)**

Dwarf wall lean-to conservatory with French doors leading out to the rear.

**KITCHEN 10'4" x 14'7" (3.16m x 4.47m)**

Fitted with a range of base and wall units, sink unit with mixer tap over, breakfast bar, built-in electric oven, space for fridge, single radiator, glazed door through to inner hall, built in dishwasher, built in fridge/ freezer and washing machine, tiled floor and windows and door to the sides.

**CLOAKROOM**

With low level w.c., and boiler.

**FIRST FLOOR LANDING**

With two windows to the side, loft access and spiral stairs rising to loft room.

**MASTER BEDROOM 11'10" x 12'9" (3.62m x 3.89m)**

With windows to the side and rear, single radiator and airing cupboard off.

## **BEDROOM TWO 11'11" x 11'11" (3.65m x 3.65m)**



With two windows to the side, window to the rear and double radiator.

## **BEDROOM THREE 18'1" x 10'5" (5.52m x 3.19m)**



Having a window to the side, wood flooring and doors leading to the en suite and the dressing room.

## **DRESSING ROOM 10'7" x 7'9" (3.23m x 2.37m)**



With a window to the side and single radiator.

## **EN SUITE**



The en suite is fitted with a low level w.c., wash hand basin, fully tiled walls and floor and shower cubicle.

## **BATHROOM**



Fitted with a three piece suite comprising free standing bath, low level w.c. and wash hand basin, part tiled walls, single radiator, walk in shower area and a window.

## **LOFT ROOM 15'5" x 17'0" (4.72m x 5.20m)**



Accessed via a spiral staircase, with two velux windows to the rear, velux window to the side, window to the front and storage cupboard off. This room gives fantastic views of the surrounding countryside.

## GARDENS

The gardens offer spectacular unspoilt views over surrounding countryside, and are principally laid to lawn with shrubbed borders and ornamental trees. A pathway leads off the main garden area to veg and fruit plots and greenhouse, in turn leading to a further lawned area providing dog runs and two garden sheds (approx 6' x 4' and 12' x 6') and a tool shed (approx 25' x 12'). This in turn leads to a fenced off paddock/grazing area. In the main lawned garden area there is a poly tunnel, and to the side several aviaries.

## ADDITIONAL IMAGE



## OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

## SERVICES

The property has a private water supply, septic tank drainage and mains electricity. The agents have not tested the appliances listed in the particulars.

## 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.

## 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.

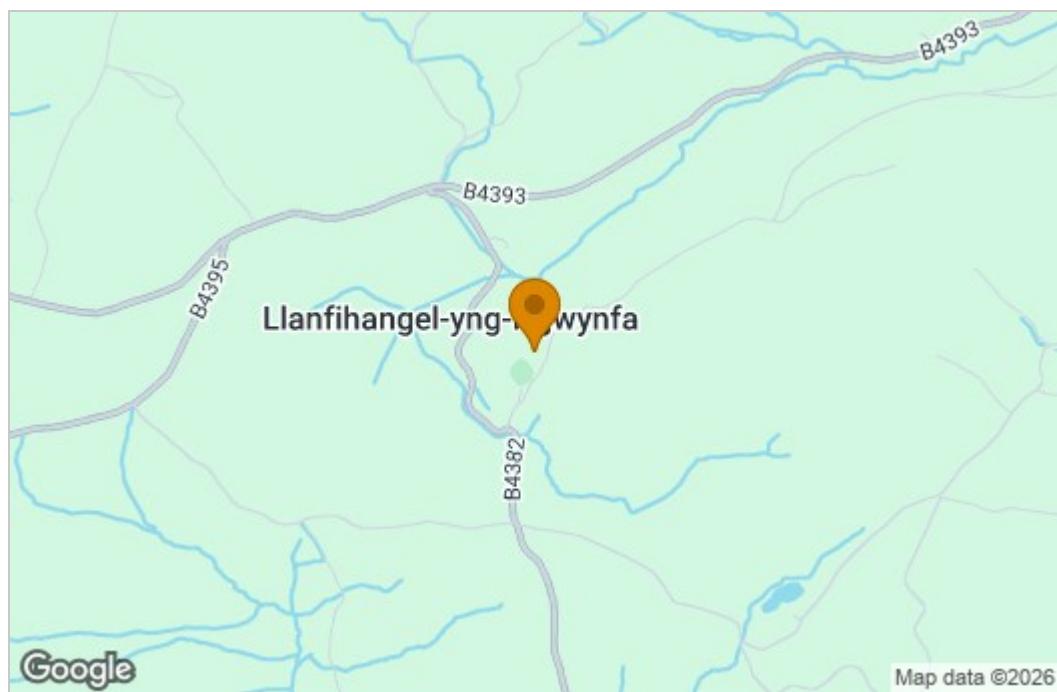
## Guide Price and Reserve Price

### Guide Prices and Reserve Prices

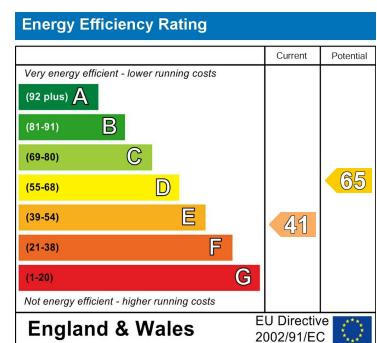
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

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

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