

Town & Country

Estate & Letting Agents



Rhos Fawr , Pen y Garnedd, SY10 0AS

Offers In The Region Of £975,000

WITH 9 ACRES OF LAND & OUTBUILDINGS! Situated in the picturesque village of Pen-Y-Garnedd, Rhos Fawr presents a remarkable opportunity for equestrian enthusiasts and those seeking a tranquil lifestyle. This impressive property spans an expansive 2,390 square feet and is set within nine acres of lush land and paddocks, offering ample space for both leisure and equestrian activities. The charming four-bedroom farmhouse serves as the heart of this estate, providing a warm and inviting atmosphere for family living. With two well-appointed reception rooms, there is plenty of room for relaxation and entertaining guests. The property boasts two modern bathrooms, ensuring comfort and convenience for all residents. For those with a passion for horses, this property is a dream come true. It features fantastic equestrian facilities, including two menages and a horse walker, catering to the needs of both novice and experienced riders. The extensive outbuildings provide additional storage, four stables (with plenty of room for more) and utility space, making it easy to manage your equestrian pursuits. Parking is never a concern here, as the property has extensive parking and storage for cars and horseboxes, making it ideal for hosting events or welcoming friends and family. The stunning location offers breath-taking views, fantastic hacking and a peaceful environment, perfect for enjoying the beauty of the Welsh countryside. In summary, Rhos Fawr is not just a home; it is a lifestyle choice for those who appreciate the joys of rural living and equestrian activities. This property is a rare find and is sure to attract those looking for a unique and fulfilling way of life.

Directions



From Oswestry take the A483 towards Welshpool. After approximately four miles at the Llynclys crossroads, turn right onto the A495 towards Llansantffraid and Llanfyllin. Follow the A495 through Llansantffraid and Llanfechain and turn onto the A490 towards Llanfyllin. Proceed through the town and continue past the turning for Lake Vyrnwy on the left. Proceed over a hump backed bridge and turn first left. Proceed along the lane for approximately 2.9 miles where a farm gate and bungalow will be seen on the left. Go through the gate and follow the lane down to the property. If using what three words they are BROACHED.RAIL.KEEP.

Overview



Rhos Fawr is a fantastic detached equestrian smallholding with outstanding views across the Welsh hills, superb outriding directly from the property along quiet lanes and bridleways, plus the Rainbow Trails located just thirty minutes away. The house itself has four bedrooms, two good sized reception rooms, a large kitchen area, study, utility/cold room, family bathroom and en suite facilities. There is also a very useful attic space, solar panels, and lots of original features throughout the property such as beamed ceilings, inglenook fireplaces and quarry tiled flooring. To the outside, the property offers every convenience for equestrian living with an extensive arrangement of stone barns,

stabling, tack rooms and storage. Further to this are two purpose built maneges and an electric horse walker. Situated in just over nine acres of paddocks and grounds, the facilities on offer represent a perfect opportunity for those wanting to keep horses or to develop the property and barns to their own requirements.

Location



The property is located in a tucked away position on the outskirts of Llanfyllin with all everyday amenities just a short drive away. Llanfyllin offers a school, various small local shops and cafes along with public houses and good transport links. Larger towns such as Oswestry, Welshpool and Shrewsbury are all easily reached, whilst road networks link the area to the coast and transport links such as Liverpool and Manchester airports. The location means that the property is perfectly suited for outdoor pursuits such as riding, with quiet country lanes and fantastic scenery.

Property Approach

The gate at the top of the drive leads down to the property. To the right hand side of the drive there is open fronted horsebox/car undercover parking. There is also a good area for visitor parking and access to the main yard and house.

Open Fronted Parking 19'11" x 19'7" (6.08m x 5.98m)



The facility has high clearance for parking horseboxes and taller vehicles.

The Farmhouse



A small gated courtyard leads to the side door that leads into the kitchen. The farmhouse was built as a replacement for the existing Cruck framed barn that was originally the accommodation for the owners.

Kitchen 12'6" x 11'1" (3.82m x 3.40m)



The kitchen is fitted with an attractive range of shaker style base and wall units with maple work surfaces over, quarry tiled flooring, inset range style cooker with plate rack above, Belfast sink unit with a mixer tap, space for appliances and a breakfast bar. Doors lead through to the second kitchen area, cloakroom and dining room.

Cloakroom

The cloakroom has a low level w.c and spotlighting.

Second Kitchen Area 12'10" x 6'11" (3.93m x 2.12m)



The second kitchen area has a window to the side and two roof lights, fitted units to match the first kitchen with maple work surfaces over, quarry tiled flooring, Klover bio-mass boiler serving the heating system and also for cooking, beamed walls open to the eaves and a radiator. Doors lead to the pantry and the staircase.

Additional Photo



Pantry/ Cold Room 13'10" x 8'8" (4.24m x 2.66m)

The traditional large, walk-in pantry/cold room is fitted with shelving, quarry tiled flooring and a slate 'cold slab'. A door leads to the boiler room with hot water system.

Inner Hallway

The inner hallway has doors leading to the study and the dining/ sitting room and the lounge.

Study 7'7" x 7'2" (2.32m x 2.20m)



A wonderful place from which to work, the study has wood flooring, a radiator and a window to the front overlooking the garden and fields beyond.

Dining Room/ Sitting Room 14'3" x 17'1" (4.35m x 5.21m)



The cosy yet good sized dining/sitting room has French doors leading out to the garden, large stone inglenook fireplace with an oak beam over and an inset log burning stove with a flagged hearth, beamed ceiling and a radiator.

Additional Photo



Lounge 16'8" x 15'9" (5.09m x 4.82m)



This room has a really warm, inviting feel, it is a really nice place to relax and unwind. Having a beamed ceiling, wood panelling, original wall beams, large stone inglenook fireplace with an inset cast iron log burning stove and oak beam over, a radiator and a window to the front overlooking the gardens. A door leads to the porch and the inner hallway.

Additional Photo



Porch

The porch has a quarry tiled floor with doors leading into the lounge and out onto the gardens.

To The First Floor

The back stairs from the kitchen lead to the first floor area having a window to the side, wide exposed floorboards, wall timbers and beamed ceiling. Doors lead to the bathroom and one of the bedrooms and a passage which leads around to the further bedrooms, attic door access and the second staircase down to the lounge.

Bedroom One 16'6" x 12'4" (5.04m x 3.76m)



The main bedroom is a good sized double having stripped floorboards, radiator, built-in double wardrobe offering good storage and a window to the front overlooking the garden. A door leads to the en suite.

En Suite



The en suite is fitted with a shower cubicle with two shower heads, low level w.c., wash hand basin with a mixer tap over, aqua panelling, heated towel rail and floorboards.

Bedroom Three 14'4" x 12'4" (4.37m x 3.76m)



The third double bedroom has a window to the side, a range of built-in wardrobes and a radiator.

Family Bathroom



The family bathroom is fitted with a panelled bath with Victorian style taps over and shower head, low level w.c., wash hand basin, separate shower cubicle with a mains powered shower and two shower heads, radiator, window to the side, part tiled walls, roof light, vinyl flooring and an airing cupboard housing the tank for the solar panel installation.

Passageway

The passageway leads to three of the bedrooms and has a storage area and timber detailing.

Bedroom Two 10'10" x 7'6" (3.32m x 2.29m)



Having a radiator, stripped floorboards and a window overlooking the gardens.

Bedroom Four 8'9" x 7'0" (2.68m x 2.15m)



The fourth bedroom is currently used as a music room and has a window to the side, radiator, exposed timbers and the original wattle and daub exposed walling feature.

Main Staircase

The main staircase leads from the landing outside the fourth bedroom/music room, down to the lounge.

Attic Rooms

The attic rooms offer lots of space and have lovely structural timbers and a window to the side. A great space for potential further conversion (subject to planning).

To The Outside

There is also a utility and cloakroom area located just off the small courtyard having fitted work surfaces, plumbing and space for appliances, coat hanging and shoe/boot storage. A door leads through to the garden.

Gardens



The private and south-facing gardens have an Indian stone patio ideal for entertaining and relaxing, with further gravelled areas that run around the side of the property to the gates onto the driveway. The gardens are mainly lawned with mature shrubs, trees and plants with rockeries and planted areas.

The garden is fully enclosed and has the original stone outside toilet located at the far end.

Additional Photo



The Yard

The yard area offers plenty of parking and turning space and gives access to both sets of barns and outbuildings as well as leading down to the horse walker and access for the paddocks and manege facilities.

Farm Buildings

The farm buildings offer a great opportunity for those wanting to potentially create further living accommodation (subject to planning) or equine use, as is currently the purpose, with good sized stabling, tack room and store rooms. There are many possibilities of how these buildings can be used, from annexe living, business potential/holiday accommodation, or even garaging and workshop space, the options are endless.

Grade II* Listed Barn



The timber cruck framed building is steeped in history and was formerly used as accommodation before being replaced by the current farmhouse when it was built later on. The barn is split into various sections. There is a log store at the top side (4.74m x 4.25m). Below this there is an old shippon (6.12m x 3.96m) and then a workshop (6.30m x

3.70m with a small store room to the rear. Below this there is a hayloft (6.12m x 4.37m) and below this there is a hay store (6.12m x 3.63m). To the far end there is further hay storage with a door leading out to the side (5.71m x 7.30m). To the outside is a shed housing the generator.

Additional Photo



Additional Photo



Additional Photo



Adjoining Stables and Store 29'0" x 17'1" (8.85m x 5.22m)

The purpose-built steel outbuilding has a large

doorway onto the yard and is split into two sections. One half is used as a horse rug storage room, farrier's facility and has solarium lights for the horses. The other half is a large fourth stable which looks out onto the main yard. To the bottom side of this building there is a walled muck heap and concrete hard standing.

Adjacent Stone Barns and Stables



The adjacent barns are also split into separate useful areas. At the top end there is the Old Granary with double timber doors (4.58m x 2.26m) with a room above accessed from steps at the side. There is an adjoining double height barn with a door to the front. (4.79m x 4.54m). Next to this is a storage area with a stone floor (4.37m x 3.50m).

Stables



There are three good sized stables and spacious tack room. The top stable is boarded out and measures 4.43m x 3.13m and has a stable door onto the yard. The second stable measures 4.58m x 4.06m and is boarded out and has a stable door onto the yard. There is an adapted tack room (5.52m x 3.82m) with metal reinforcing to the door, boarded walls, power and lighting and controls for the electric fencing and the horse walker. The third stable measures 5.76m x 3.40m and is boarded out and has a stable door onto the yard.

Horse Walker



There is also a four horse Claydon circular electric walker installed at the property with concrete hard standing and entrance.

Manege 131'2" x 65'7" (40.00m x 20.00m)



The purpose built manege/arena was designed by the renowned Charles Britton and is fully enclosed by fencing. It has training mirrors in place and a rubber/carpet tiled surface.

Second Manege 82'0" x 49'2" (25.00m x 15.00m)



The second manege/arena is accessed from a recently installed stone walkway leading up to the top of the paddocks. It is a newer addition and is perfect for lunging, turnout and backing having an Equipro surface and fenced perimeter.

Additional Photo



The Paddocks



The paddocks have been very well maintained and cared for by the current owners. Currently split into six paddocks with mains-powered electric fencing in place producing organic hay in the Summer months along with all year round grazing. The paddocks are fully fenced with a purpose made track that runs along one side of the boundary, leading down to the lower arena. The existing track lends itself well to the development of a track livery system at a future date. It is currently used as a grass gallop in summer months. There is also a section of river located behind the lower arena and an area that has been left to rewilding.

Additional Photo



Additional Photo



Additional Photo



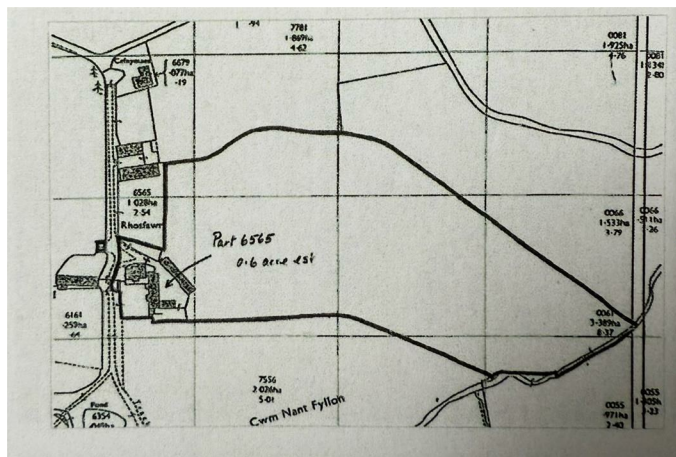
Additional Photo



Additional Photo



Land Plan



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, Zoopla, 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 G.

Services

The property is connected to mains electricity. Should mains power fail for any reason, the property

benefits from a Briggs and Stratton Promax 9000 generator which can feed sufficient power for both house and outbuildings at the flick of a switch. The property is fed by its own private bore hole water supply and is on a private septic tank. 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

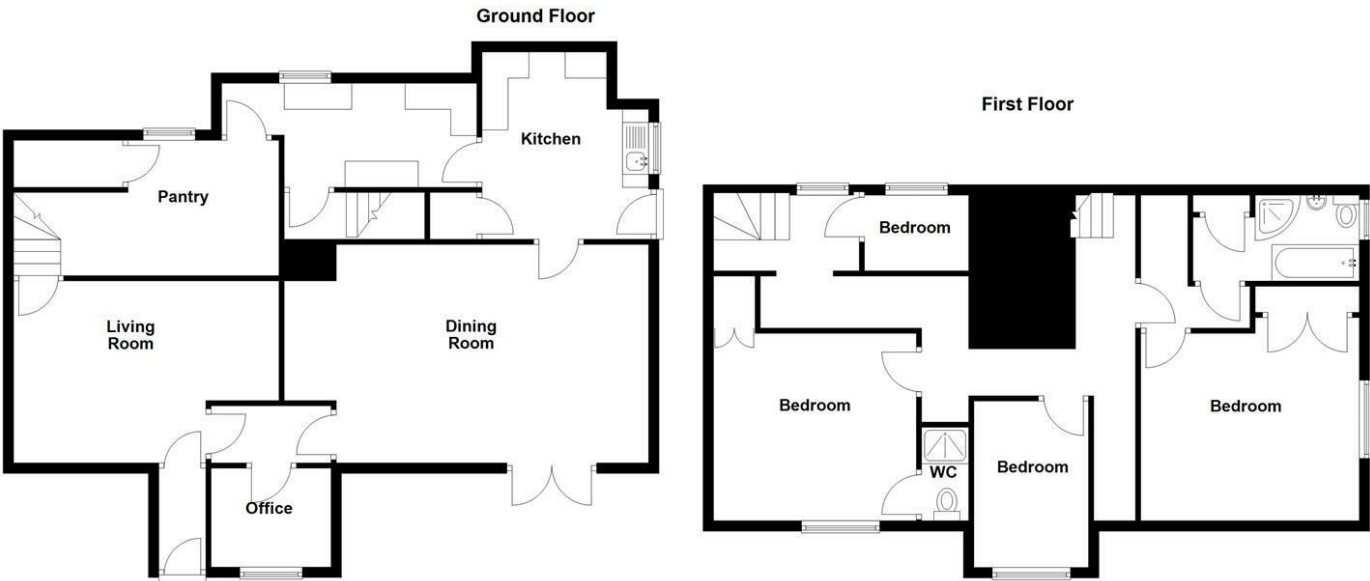
Saturday: 9.00am to 2.00pm

Additional Information

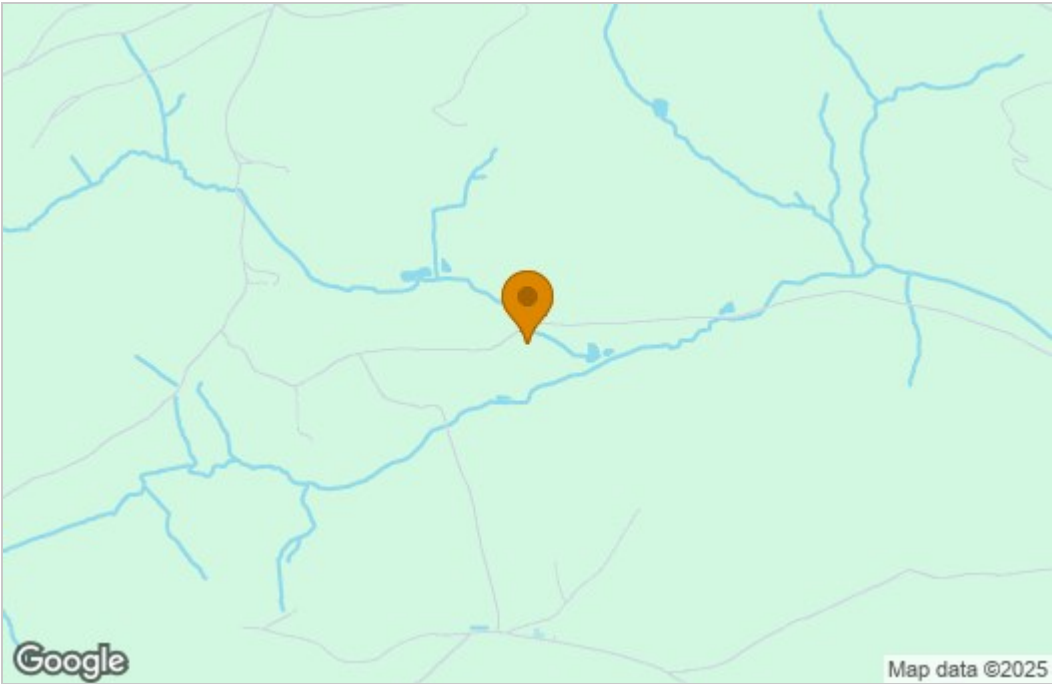
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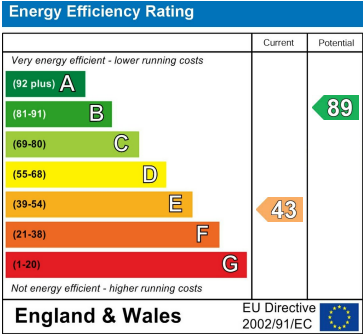
Floor Plan



Area Map



Energy Efficiency Graph



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