

**FOR SALE**

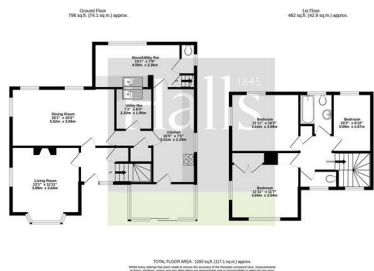
Guide Price £365,000

Brynffynon Sarnau, Llanymynech, SY22 6QN

An interesting development opportunity comprising a a three-bedroom family home requiring comprehensive refurbishment alongside an agricultural building with full planning permission for conversion into two residential units, peacefully situated against a backdrop of rolling countryside on the edge of the village of Sarnau.



Welshpool (8.5 miles), Oswestry (10.5 miles), Shrewsbury (17 miles)
(All distances approximate)



- **Development Opportunity**
- **Family Home Requiring Comprehensive Renovation**
- **Full Planning Permission for 2x Barn Conversions**
- **Countryside Views**
- **Ext to 0.92ac in all.**
- **Edge of Village Location**

DESCRIPTION

Halls are delighted with instruction to offer Brynfynnon for sale by private treaty.

Brynfynnon is three-bedroom family home which currently provides around 1260 sq ft of living accommodation, at present comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, Utility Room, Kitchen, Conservatory, Utility/Store, and Cloakroom, together with three first floor Bedrooms and a family Bathroom, all of which now offers an exciting opportunity for comprehensive renovation to become an impressive country property,

Externally, the property is peacefully situated in a semi-elevated position on the perimeter of the picturesque village of Sarnau and, as such, enjoys excellent views over the surrounding countryside, with gardens situated to the front and rear, both of which are predominately laid to lawn but with the former also featuring a generous driveway providing space for a number of vehicles. The gardens provide further opportunities for landscaping and improvement according to a buyer's tastes.

The site extends, in all, to approximately 0.92ac, or thereabouts.

Adjoining the property to the east is a substantial agricultural building (approx 4,000 sq ft) which boasts full planning permission for conversion into two residential units, along with the installation of sewage treatment plant.

The plans would allow for the present dwelling to become detached, with the creation of two semi-detached and impressively proportioned split-level barn conversions, both of which would enjoy extensive gardens providing peaceful views over the open farmland beyond.

The sale of Brynfynnon does, therefore, provide the exciting opportunity for purchasers to acquire a particularly interesting development project situated in this peaceful and popular location.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



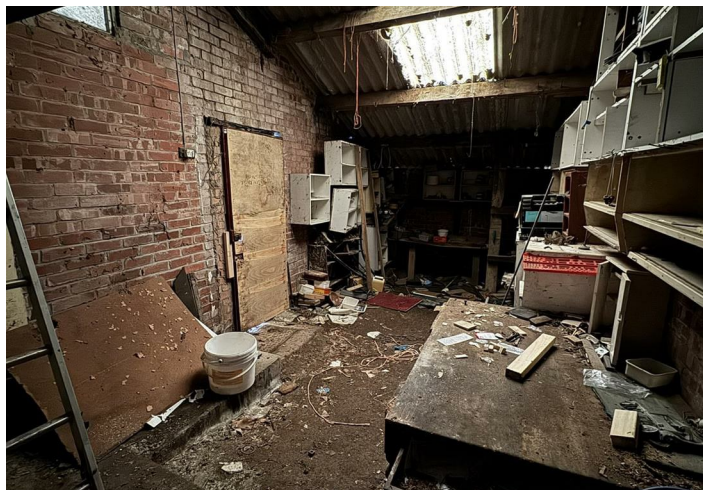
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



SITUATION

Brynfynnon is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county town of Shrewsbury is also within a short drive (17 miles) and has a more comprehensive range of amenities of all kinds.

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ACCOMMODATION

Brynfynnon comprises:

- Ground Floor -

Entrance Hall:

Living Room: 3.99m x 3.64m

Dining Room: 5.52m x 3.09m

Utility Room: 2.20m x 1.95m

Kitchen: 5.01m x 2.29m

Store/Utility: 4.59m x 2.36m

Conservatory:

- First Floor -

Bedroom One: 3.64m x 3.54m

Bedroom Two: 3.64m x 3.09m

Bedroom Three: 3.09m x 2.07m

Bathroom:

PLANNING PERMISSION

Presently adjoining the property to the east is a substantial agricultural building (circa 4,000 sq ft) which benefits from full planning permission for conversion to two residential units and the installation of a sewage treatment plant.

The plans were approved on 8th February 2024.

A copy of the planning permission document is available to download on the Powys Planning Portal.

AVAILABLE DOCUMENTATION

The following information can be downloaded from the Powys County Council Planning Portal (www.powys.gov.uk):

- Full planning permission decision document
- Site Plan
- Proposed Plan
- Ecology Consultation Response

COMMUNITY INFRASTRUCTURE LEVY

We are not aware of any CIL liability for the development.

SERVICES

We are advised that the property benefits from mains electric. Drainage is to a private system and water is provided by a well.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

ANTI-MONEY LAUNDERING (AML) CHECKS

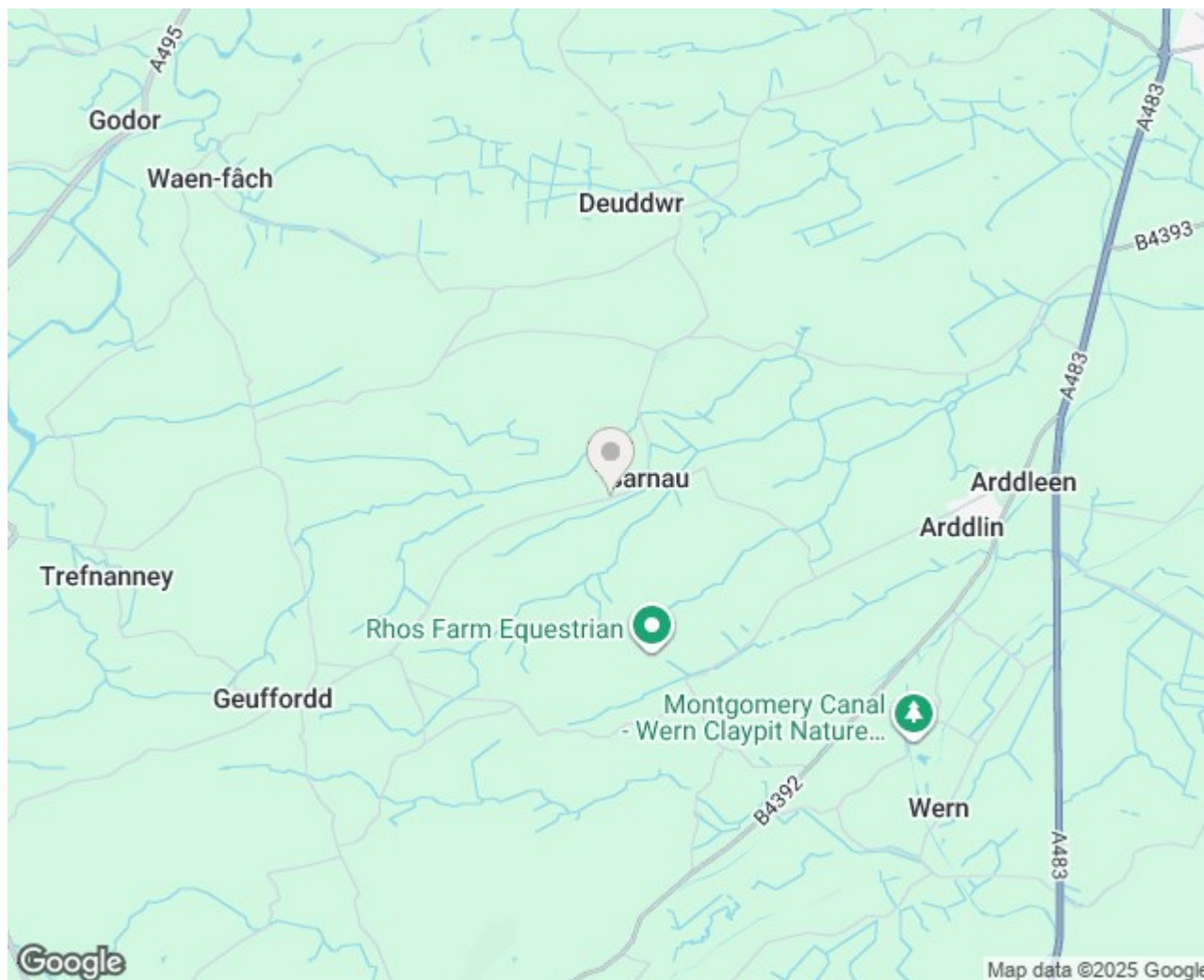
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

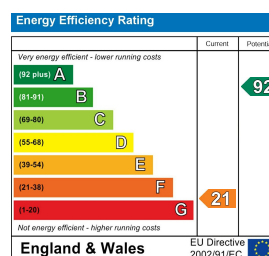
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@hallsqb.com



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