



FOR SALE

Offers in the region of £425,000

Tan Y Rhiw Brithdir, Llanfyllin, Powys, SY22 5HA

This stunning rural property offers flexible accommodation with a detached annexe, garage and over 4 acres of land.





- **Stunning Rural Property**
- **4.5 Acres of Land**
- **Detached Annexe**
- **Garage**
- **Lounge with Mezzanine**
- **Private Grounds**

DESCRIPTION

Halls are delighted to introduce Tan Y Rhiw to the market. This charming property, once a cobbler's cottage, dairy, and barn from the 1750s, has been tastefully extended over time. It features a galleried landing in the sitting room with a multi-fuel stove, a dining room, a downstairs shower room, a kitchen/breakfast room, a master bedroom with a walk-in dressing room, and a second bedroom with a spectacular open view. The 4.5-acre property also includes a separate detached 1-2 bedroom annex, a single garage, and an outdoor wood store. Viewings are highly recommended to appreciate this property's attractive location and character.

LOCATION

The property is situated near to the popular town of Llanfyllin which provides its locals with their everyday requirements including the facilities of the Post Office, Chemist, Garage Convenience Stores, Butchers and Church etc. The town also has the benefit of Primary, Secondary and Sixth Form education and a newly built state of the art Doctor and Dentist surgery. Also nearby is the village of Llanrhaeadr with a further range of amenities. The larger towns of Oswestry and Welshpool are also within an easy drive.

DIRECTIONS

From Oswestry, take the Welshpool road (A483) to Llynclys crossroads and turn right towards Bala and Llanrhaeadr (B4396). After two miles, turn left at the junction towards Llansantffraid and Meifod (A495). At the other end of Llansantffraid, turn right for Llanfyllin. Continue through Llanfyllin Town on the B4391 for about 2 miles to the road junction at the top of the hill at Rhos Y Brithdir. Turn right for Rhos Y Brithdir (B4580) and you will find Tan Y Rhiw on the right-hand side after approximately a mile.

ENTRANCE PORCH

A wooden and glazed door leads into the entrance porch, featuring wooden and glazed windows and quarry tile flooring. A door leads into:

ENTRANCE HALL

With wood-effect flooring, exposed beams, a panelled radiator, a wooden and double-glazed window to the front aspect, and doors leading to reception rooms and the kitchen.



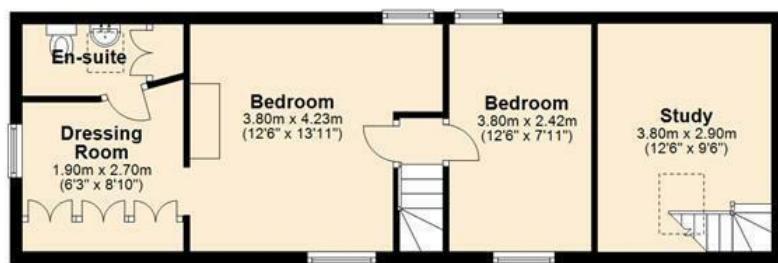
Ground Floor

Approx. 82.0 sq. metres (883.0 sq. feet)



First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 130.2 sq. metres (1401.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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



3 Bath/Shower
Room/s



SITTING ROOM

26'9 x 12'7 (8.15m x 3.84m)

This room boasts a multi-fuel burner with a wooden mantle surround, a television aerial, two panelled radiators, and wooden and double-glazed windows to dual aspects. The sitting room features a galleried landing with an open tread staircase and a Velux window.

KITCHEN

19'3 x 8' (5.87m x 2.44m)

The kitchen includes base and eye-level units, an acrylic sink with drainer and mixer tap, an electric oven with a built-in microwave, a four-point electric hob with extractor fan, worktop surfaces, space for a fridge-freezer, plumbing for a washing machine, space for a tumble dryer, spotlights, loft access, a panelled radiator, wood-effect flooring, PVC double-glazed windows to dual aspects, and Velux windows to the rear. A PVC double-glazed door provides access to the rear garden.

DINING ROOM

12'5 x 10'2 (3.78m x 3.10m)

With exposed beams, a spotlight, a dog-leg staircase rising to the first-floor accommodation, a built-in understairs storage cupboard, a panelled radiator, and a wooden double-glazed window to the front aspect.

INNER HALLWAY

Featuring a built-in airing cupboard, a wooden and double-glazed window to the front aspect, and a door leading into:

SHOWER ROOM

Comprising a wall-mounted wash hand basin, a double walk-in shower unit, a W.C., tiled walls and flooring, a panelled radiator, a built-in airing cupboard, and a wooden and double-glazed frosted window to the side aspect.

FIRST FLOOR LANDING

Providing access to the bedrooms.

MASTER BEDROOM

13'2 x 11'10 (4.01m x 3.61m)

With a panelled radiator, exposed beams, and wooden and double-glazed windows to dual aspects. A contemporary opening leads through to:

DRESSING ROOM

Featuring built-in wardrobes and a wooden and double-glazed window to the side aspect. A door leads into:

WC

With a wash hand basin built into a vanity unit, a W.C., a panelled radiator, a built-in cupboard, a shaver point, and a Velux window to the rear aspect.

BEDROOM 2

13' x 8' (3.96m x 2.44m)

With exposed beams and wooden and double-glazed windows to dual aspects.

ANNEX

ENTRANCE

With a storm porch and a wooden and double-glazed door leading into:

ENTRANCE HALL

With a door leading into:

LOUNGE

14'5 x 11'10 (4.39m x 3.61m)

Featuring a wooden and double-glazed window to the side aspect and a contemporary opening leading to:

BEDROOM 2

10'7 x 7'7 (3.23m x 2.31m)

With wooden and double-glazed windows to dual aspects and loft access.



BEDROOM 1

10'10 x 7'1 (3.30m x 2.16m)

With a wooden and double-glazed window to the front aspect and a door leading into:

STORAGE ROOM

8'11 x 7'1 (2.72m x 2.16m)

With loft access and a door providing access to the side of the annex.

WC

Featuring a wash hand basin built into a vanity unit, a W.C., a shaver point, an extractor fan, and a wooden and double-glazed window to the front aspect. A door leads into:

SHOWER ROOM/BUILT-IN SAUNA

Including a walk-in shower unit and a wooden sauna with an additional door providing access to the outside.

OUTSIDE

DRIVEWAY

A hard-standing driveway offers parking for multiple vehicles.

GARAGE

18' x 10'5

A single garage with an up-and-over door, electricity, and lighting.

WOOD STORE

A dry wood store is situated to the right-hand side of the property.

GARDENS

The property boasts gardens to the rear and front, along with surrounding land totalling approximately 4.5 acres.

GENERAL REMARKS

SERVICES

TENURE

The property is Freehold.

COUNCIL TAX

The property is in Band F - Powys 1 (Montgomeryshire).

VIEWINGS

Strictly by appointment with the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP.

FOR SALE

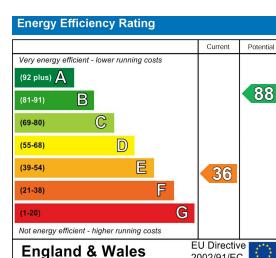
Tan Y Rhiw Britdir, Llanfyllin, Powys, SY22 5HA



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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 670 320

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