



## Ty Canol, Tafolwern, Llanbryn-mair, Powys, SY19 7DS

Exciting opportunity to acquire a partly re-built stone and red brick barn, believed to date from around 1925, located in the intensely rural surroundings in the northern reaches of the Cambrian Mountains, an area of outstanding natural beauty.

The south east facing structure has far reaching views over the adjoining countryside and benefits from FULL PLANNING PERMISSION for the conversion of the barn in to a two bedroom, two bathroom residential unit.

GROUND FLOOR: \* Entrance Hallway \* Open plan Kitchen/Dining Room \* Lounge \* Utility/Boot Room \*

FIRST FLOOR: Two Double Bedrooms (both Ensuite) \*

OUTSIDE: \* Parking \* Garden \* Views \*

**£100,000 Guide price**  
**Freehold**

Rhayader Sales

4 North Street, Rhayader

Powys, LD6 5BU

T: 01597 810457

E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)



## ACCOMMODATION

The approved plans include and Entrance Hallway, open-plan Kitchen/Dining Room, Lounge and Utility/Boot Room on the Ground Floor.

On the First Floor there are two Double Bedrooms (both Ensuite) and there are super views from all around the property.

## Outside

The property is located a short distance from the village of Tafolwern.

It is accessed via a Council maintained roadway, off which there is a short driveway to the plot.

There is space around the plot suitable for a garden area..

## Local Area

Tafolwern is a pretty hamlet just outside the village of Llanbrynmair in northern Powys. It is located just off the picturesque A489 road that passes from Newtown the east to the West Wales coast at Aberdyfi.

Llanbrynmair provides a primary school, shop, cafe, playbarn/attraction, chapel and church. Secondary schools are available in Llanidloes, Machynlleth and Llanfair Caereinion.

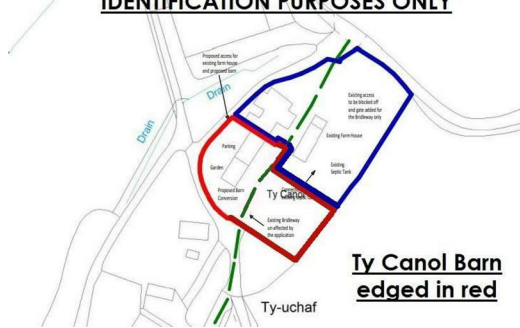
A multitude of activities are available locally and include

salmon, trout and sea fishing, golf, horse-riding, badger and bird watching (red kite country). There are fabulous unspoilt and uncrowded sandy beaches with coastal and inland sailing nearby. There are many breathtaking walks, mountain biking trails in the area.

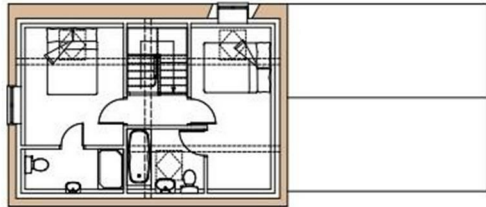
The nearest railway stations are at Machynlleth (8.5 miles) and Caersws (10 miles) which provide west bound access to the glorious West Wales coast, whilst the east bound route goes to Shrewsbury and Birmingham with much wider onward connections to London and beyond.

## Services

Mains electricity is available



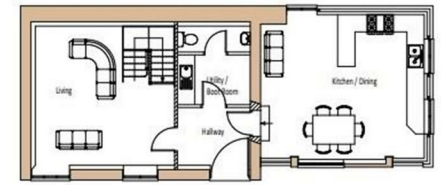
## Approved Floor Plan



First Floor Plan



## Approved Floor Plan



Ground Floor Plan

nearby (with a temporary supply currently available).

Private water is provided via a shared borehole located within the perimeter of the Barn area proposed for sale. This borehole supplies two other properties.

The private septic tank is shared with one other property. The tank is not located within the perimeter of the barn but an easement for access will be provided.

### Planning

Further information with regard to the planning permission is available from the sole estate agents, Clare Evans & Co, tel: 01597 810457 or via sales@c;lareevansandco.co.uk.

Alternatively the information is available at [www.powys.gov.uk](http://www.powys.gov.uk) under the following application reference number: 20/0599/FUL

### PLEASE NOTE

Should any interested parties be interested in an additional project - being the former stone built farmhouse near the site - along with some additional land, please contact Clare Evans & Co who will be happy to discuss your requirements.

### Local Authority

Powys County Council. Tel No: 01597 826000  
[www.powys.gov.uk](http://www.powys.gov.uk).

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

All photographs remain the copyright of Clare Evans & Co.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

A copy of the Code of Practice is

available in the office and on request.

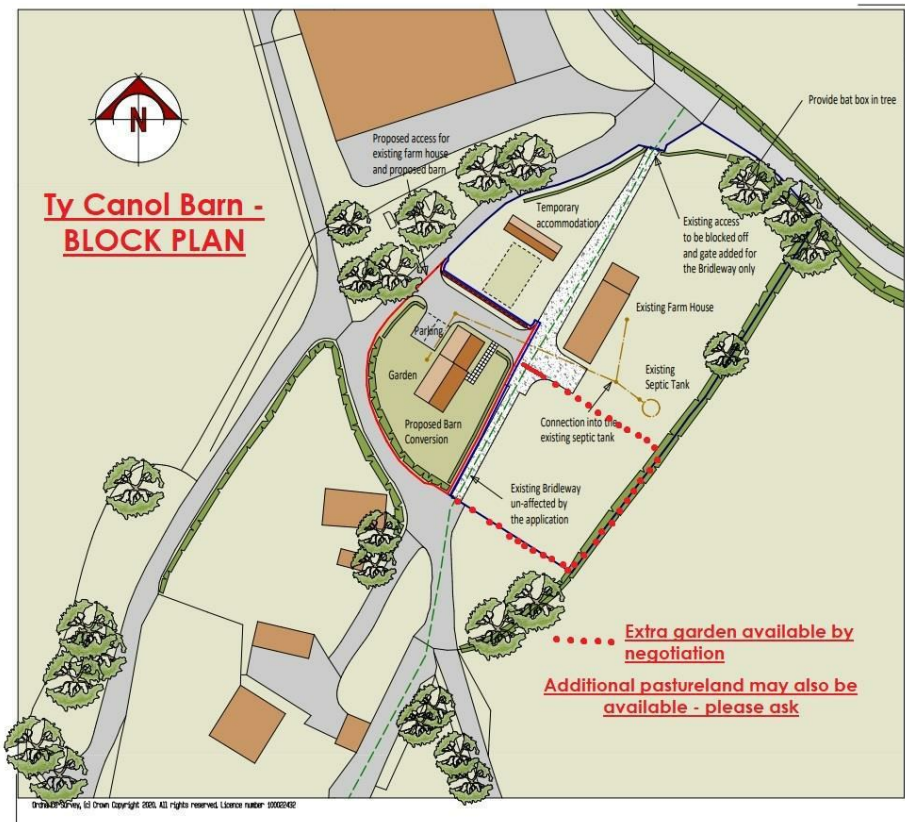
Clare Evans & Co's complaints procedure is also available on request.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

### PMA Reference

1506925623



#### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.