



## Y Felin Old Hall, Llanidloes, Powys, SY18 6PW

Exceptionally well-presented and considerably converted 19th century mill located in the beautiful surroundings of the Cambrian Mountains. Refurbished to exacting standards that make the most of the original mill building and its special location adjacent to the gurgling River Severn. The property retains great charm and character and yet offers contemporary accommodation suited to modern life. Light filled reception rooms, open-plan flexible accommodation and extensive grounds with ample spaces for seating and recreation make this a highly desirable country residence.

A separate One Bedroom Annexe with Garaging/Workshop and Storage on the ground floor provides additional space for living or working and is suitable for a variety of uses, subject to gaining any consents as may be necessary.

Viewing of this property is highly recommended to appreciate all that it has to offer.

**£600,000 Price**  
**Freehold**

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**ACCOMMODATION comprises:**

**Open Porch**

Having slated roof and upright pillars.

Solid wood door with glazed side panels open in to the Reception Hall.

**Reception Hall**

Spacious and versatile Reception Hall offering ample space for the storage of boots and coats, for providing space for bookshelves and having dedicated space that could usefully be used as a study or fitness area. Views over the gravelled yard in front of the property are provided by two windows to the front.

There are exposed timbers, slate-effect tiled floor and both recessed and wall lighting.

Doors to:

**Master Bedroom 1 (ensuite)**

*5.98m x 4.12m (19'7" x 13'6")*

Tiled floor, recessed lighting, wall lights. Window to front.

Open to:

**Ensuite**

Pedestal wash hand basin, low level wc suite, walk-in thermostatic shower having tiled floor and walls. Feature glass bricks. Recessed lighting.

**Bedroom 2**

*3.9m x 3.0m (12'9" x 9'10")*

Exposed beam, fitted carpet, window to front.

**Bedroom 3**

*3.96m x 3m (12'11" x 9'10")*

Exposed beam, fitted carpet, window to front.

**Bedroom 4**

*2.69m x 2.33m (8'9" x 7'7")*

Exposed timber, fitted carpet, window to rear.

**Bathroom**

*3.8m x 2.33m (12'5" x 7'7")*

Pedestal wash hand basin, corner bath, cubicle with thermostatic shower and glass doors. Covered ceiling, tiled floor, obscure window to rear.

Extractor fan. Two built-in cupboards, one with batten shelving and the other housing the underfloor heating controls.

**FIRST FLOOR**

From the Reception Hall an attractive steel and wood balustraded staircase rises to the First Floor.

**Open Plan Kitchen/Dining Room**

*6.65m x 6.6m (21'9" x 21'7")*

Vaulted ceiling with exposed A-frame and associated timbers. There are two windows and two velux roof windows to the front aspect and two velux windows and French doors with glazed side panels to the rear.

This fabulous room provides dedicated areas for food preparation and cooking, dining as well as a super 'snug' area by the French doors with views over the rear terrace to the trees beyond.

**Kitchen Area**

Excellent range of base and wall units with granite worktops and fixed glass splashbacks incorporating a peninsular arrangement. Two built under (Neff hide and slide) ovens with grills, and inlaid five burner induction hob with integrated extractor fan. Wood floor.

**Sitting Room**

*6.m3 x 3.67m (19'8"9'10" x 12'0")*

Access from the Kitchen/Dining Room via a tall open archway leads to a delightfully cosy living room currently fitted with cast iron wood-burning stove set on a slate hearth, with exposed stonework behind.

Fitted carpet. Velux windows to front and rear with additional window to rear. French doors open on to a balcony with metal balustrades decked flooring. From here there are super views over the front yard and the River Severn at the side of the property.

**Rear Hallway**

A rear Hallway leads from the Kitchen/Dining Room to an additional exit at the rear of the building,

Doors provide access to:

**Library / Music Room / Bedroom 5**

*4.45m x 2.6m (14'7" x 8'6")*

Exposed purlins, velux window and normal window with a lovely deep windowsill to the front providing and ideal location to enjoy a book.

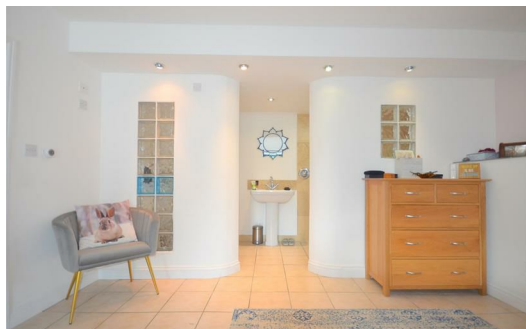
Fitted carpet, Radiator.

**Utility Room**

*2.5m x 2.45m (8'2" x 8'0")*

Exposed purlin. Base and wall units with worktops and tiled splashbacks over and incorporating an inlaid single drainer sink with mixer tap.

Space and plumbing for washing machine and tumble drier or dishwasher. Built-in cupboard with hot water cylinder and controls for PV panels. Velux window to rear.



### Shower Room

2.3m x 1.9m (7'6" x 6'2")

Exposed purlin. Pedestal wash hand basin, low level wc suite, large shower cubicle with thermostatic shower having rainwater head and hand/shower attachment.

Extractor fan. tiled floor, towel radiator. Velux window to rear.

### Terrace

Accessed through the French doors from the Kitchen/Dining Room is a large decked area, ideal for al-fresco dining and for taking in the glorious country surroundings, with the sounds of the gurgling River Severn as it passes by.

### STONE BARN / ANNEXE

The detached Stone Barn is a very versatile building currently offering study/office/annexe accommodation for the main house. The accommodation is currently configured as the following:

#### Ground Floor

The ground floor of the barn comprises two separate rooms with concrete floor and exposed stone walls. The Garage on the left hand side is 6.1m x 4.3m (20' x 14') and the Smaller Storage Room on the right hand side is 4.3m x 2.3m (14' x 7.5')

Light and power is connected and the larger room has a fitted workbench.

#### First Floor

Accessed via some stone steps with cast iron railings.

#### Open-plan Kitchen/Living/Dining Room

5.87m x 4.27m (19'3" x 14')

Two velux windows to rear and a window to front. Comprising:

### Kitchen area

Comprising base units with worktops and induction hob over, inlaid sink and fridge.

### Lounge area

With fitted carpet, wall mounted thermostatic radiator, access-hatch to roof space.

### Bedroom

4.27m x 2.49m (14' x 8'2")

Exposed stonework, fitted carpet, wall mounted thermostatic radiator. Velux window to rear and window to front.

### Shower Room

Pedestal wash hand basin, low level wc suite, shower cubicle with electric shower heater. Tiled floor, part tiled walls, extractor fan. Chrome radiator. Velux window to front.

### Outside

The property stands in its own 1.2 acre plot in the upper reaches of the River Severn. A private long gated drive flanked by grassed lawns and well stocked flower beds and productive raised vegetable beds leads to a the property which has a large gravelled yard between the house and the outbuilding.

Extensive parking is afforded by the gravelled yard and additional parking is available close to the rear access to the house, as well as in front of the car port which has space for vehicles and wood storage.

The River Severn provides approximately 200m of the southern boundary of the property that comes with local fishing rights.

The large grounds are surrounded by open countryside and offer super views of the Cambrian Mountains.

### Services

An air sourced heat pump provides domestic hot water and supplies central heating throughout the house. The ground floor has underfloor heating with radiators on the 1st floor. The solar panels produce c. 4mwh of electricity per annum and a separate array supplements the domestic hot water system. A cast iron wood burning stove provides additional heat in the Sitting Room.

Mains electricity and water. Private drainage.

### Viewing Arrangements

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

### Local Area and Llanidloes

Old Hall is an intensely rural hamlet some three miles west of the popular tourist and market town of Llanidloes. It benefits from the beautiful scenery, walks and waterfalls in the Cambrian Mountains.

Llanidloes is renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located which include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre. It has a doctor's surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.



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



The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

**Local Authority**

Powys County Council. Tel No: 01597 826000  
www.powys.gov.uk.

**Council Tax**

We are advised that the property is in Council Tax Band G.

**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.

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**The Property Ombudsman**

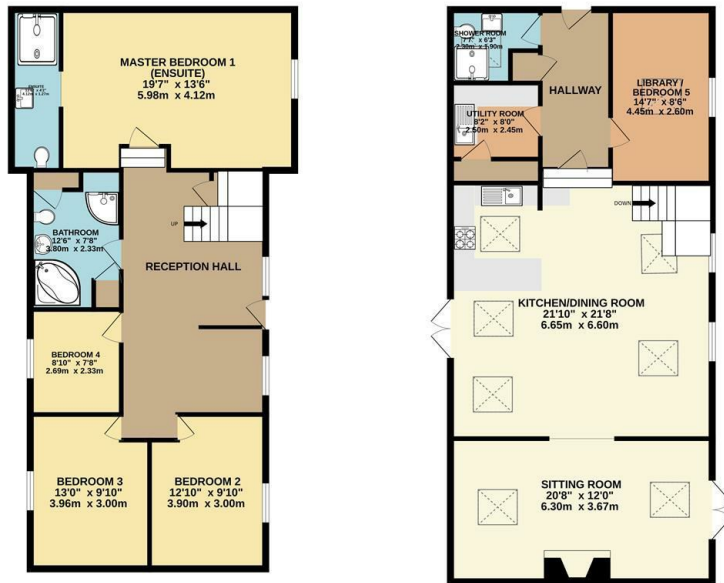
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**PMA Reference**

2306925924

GROUND FLOOR  
984 sq.ft. (91.4 sq.m.) approx.

FIRST FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



TOTAL FLOOR AREA: 2028 sq.ft. (188.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and the 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. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency due to age.  
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