



FOR SALE

Offers in the region of £175,000

Cefn Cottage Llansantffraid-Ym-Mechain, SY22 6TF

*****BEST & FINAL OFFERS BY FRIDAY 22ND NOVEMBER 2024*****

A charming four-bedroom detached country cottage requiring a comprehensive scheme of modernisation and improvement works whilst boasting parking and generous gardens which offer countryside views in all directions, idyllically located in a rural position close to the village of Llansaintffraid.



Llansantffraid (3 miles), Welshpool (9 miles), Oswestry (10 miles), Shrewsbury (18 miles).

All distances approximate,



- **Country Cottage**
- **Requiring Modernisation and Improvement**
- **Traditional Features**
- **Generous Gardens**
- **Off Street Parking**
- **Peaceful Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer Cefn Cottage for sale by private treaty.

Cefn Cottage is a charming four-bedroom detached country cottage requiring a comprehensive scheme of modernisation and improvement works whilst boasting parking and generous gardens which offer countryside views in all directions, idyllically located in a rural position close to the village of Llansantffraid.

Internally, the property offers deceptively spacious living accommodation and retains a range of traditional features, all of which now requires a comprehensive scheme of modernisation and comprises, on the ground floor, a Kitchen, Wet Room, Dining Room, Living Room, Family Room, and Boot Room, together with four first floor Bedrooms.

The property occupies a pleasant rural location surrounded by open farmland, with picturesque views much in abundance. The cottage sits within generous gardens which extend, in all, to approx 0.13 acres, or thereabouts, and presently provide dual accesses with one entering on to a concreted parking area, and with the remainder of the garden featuring a gravelled area, patio area, and lawns interspersed with mature trees. These again provide wonderful opportunities for landscaping and improvement according to one's tastes.

The sale of Cefn Cottage does, therefore, provide the decidedly rare opportunity for purchasers to acquire a charming four-bedroom country cottage situated within excellent gardens in this rural and idyllic spot.

DIRECTIONS

W3W - [///moguls.districts.remove](http://moguls.districts.remove)

From the Mile End roundabout proceed along the A483 in the direction of Welshpool, continuing through the villages of Llyncllys and Llanymynech until reaching Four Crosses, here take the second exit at the roundabout to remain on the A483 and continue for a further 0.9 miles where a right hand turn (signposted Llandrillio and Shrewsbury) leads on to the B3493 - continue for around 2.5 miles where, with Penrhos Village Hall on your left, a sharp right hand turn leads on to a country lane; after 0.3 miles, take a right hand turn onto a further country lane and, when reaching a farm entrance, turn right up a private track where the property can be found on the left hand side, identified by a "For Sale" board.

SITUATION

The property occupies a pleasant rural position amidst open farmland but retains a useful proximity to the village of Llansantffraid, which provides a respectable array of amenities for its size, including School, Eateries, and Public House, whilst also being well placed for access to the larger centres of Welshpool, Oswestry, and Shrewsbury, all of which offer a larger range of facilities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via a wooden stable door in to a:

KITCHEN

8'10" x 8'3" (2.7m x 2.52m)

Vinyl flooring, UPVC double glazed window on to rear elevation, and a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, an inset stainless steel sink unit (H&C) taps above.

WET ROOM

8'10" x 6'0" (2.7m x 1.84m)

Having been recently installed and now featuring an opaque UPVC double glazed window to rear, partially aqua-boarded walls, low flush WC, pedestal hand basin, and wall mounted electric shower.

DINING ROOM

15'2" x 11'2" (4.64m x 3.42m)

Exposed flooring, UPVC double glazed windows on to front elevations, exposed wooden stairs rising to the first floor, traditionally styled multi-fuel burner set within an impressive exposed brick and stone inglenook on a raised tiled hearth with oak beam over, with the room boasting an array of exposed ceiling timbers.



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



LIVING ROOM

14'11" x 11'9" (4.55m x 3.6m)

Exposed flooring, UPVC double glazed window on to front, open chimney breasts set on to raised hearth with recessed shelving to one side, with an archway leading through to:

FAMILY ROOM

19'2" x 12'1" (5.85m x 3.69m)

Exposed flooring, UPVC double glazed windows on to rear and fully glazed UPVC patio doors leading out to side again with an array of ceiling timbers.

BOOT ROOM

7'11" x 7'5" (2.43m x 2.27m)

Exposed flooring, UPVC double glazed window to front, wooden door with glazed panel flanked to one side by further glazed panelling leading out to the side.

FIRST FLOOR LANDING

Exposed wooden flooring and a door leading in to:

BEDROOM ONE

19'2" x 10'2" (5.86m x 3.11m)

Exposed flooring, UPVC double glazed windows on to rear and side elevation, inspection hatch to loft space.

BEDROOM TWO

15'2" x 8'9" (4.64m x 2.69m)

Exposed wooden flooring, UPVC double glazed window on to front and a number of doors leading in to various recessed storage/wardrobe spaces with inspection hatch to loft space.

BEDROOM THREE

11'8" x 8'5" (3.58m x 2.57m)

Exposed wooden flooring, UPVC double glazed window on to front elevation.

BEDROOM FOUR

9'10" x 7'5" (3.01m x 2.27m)

Exposed flooring, UPVC double glazed window on to side and a further hatch into loft space.

OUTSIDE

The property is approached from a private track on to a concreted parking area situated to the side of the property, with a mid height picket-style fence leading through to the:

GARDENS

A particularly notable feature of the property and offering wonderful views of the surrounding countryside; at present featuring, immediately to the rear of the property, a gravelled area which also houses the Worcester Bosch oil-fired boiler, with, to the side of the property, an attractive paved patio area accessible directly from the family room and representing an ideal space for outdoor dining and entertaining. The remainder of the garden tapers away to the north west and currently provides areas of grass interspersed with a number of established trees shrubs and hedges.

The gardens boast a secondary access located slightly further down the track, this providing opportunities for further parking etc.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is oil-fired.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax band 'D'.

BEST AND FINAL

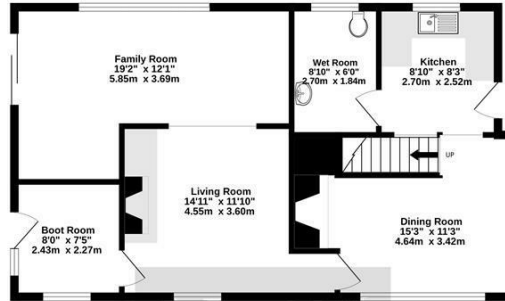
Best and Final Offers should be submitted in writing to the selling agents, Halls, no later than 12.00 noon on Friday 22th November 2024.

Please include the following information with your offer:

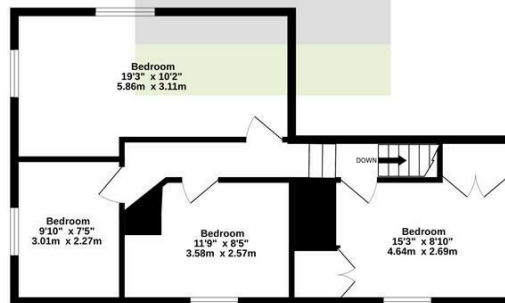
- Details of Offeror/s
- Best and final offer amount
- Any conditions attached to your offer
- Timescale
- Proof of funds
- Solicitors details

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Ground Floor
656 sq.ft. (60.9 sq.m.) approx.



1st Floor
537 sq.ft. (49.9 sq.m.) approx.



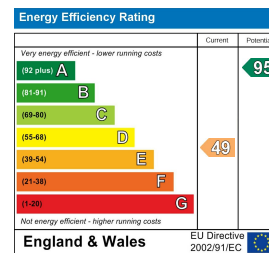
TOTAL FLOOR AREA: 1193 sq.ft. (110.8 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Ratings



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