

FOR SALE

Brynffynon Sarnau, Llanymynech, SY22 6QN



FOR SALE

Guide Price £495,000

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.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622 602

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.

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.

W3W

///rider.figure.astounded

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

VIEWINGS

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

