



FOR SALE

Offers In The Region Of £699,995

The Court House Deytheur, Llansantffraid, SY22 6TE

A stunning period country home offering a wealth of character with spacious accommodation, set with wraparound gardens and delightful panoramic views in this idyllic rural locality. In all approx 1.1 acres.





- **Superb Period Country Residence**
- **Character features**
- **Beautiful views**
- **Generous driveway and garaging**
- **Grounds Extending To 1.10 Acres Approx**
- **Sought after rural locality**

DIRECTIONS

From Oswestry take the A483 towards Welshpool, passing over the Llyncllys crossroads and through the villages of Pant and Llanymynech. When reaching the roundabout turn right and proceed over the hump back bridge (over the Montgomery canal), take the next turning left, follow this road for approximately one mile where the property will be viewed to the right hand side.

What3Words: audio.tilt.entrusted

SITUATION

Deytheur is a quiet rural hamlet some 1 mile from the village of Four Crosses which includes a petrol filling station and village store. Other facilities include a primary school, doctors' surgery and bus services to local towns. Larger shopping, leisure and educational facilities are available in Welshpool (10 miles), Oswestry (10 miles) and Shrewsbury (17 miles), distances approx. Railway stations are located at Welshpool, Gobowen and Shrewsbury.

DESCRIPTION

The Court House is an individual charming country residence which provides versatile and spacious accommodation combined with a wealth of character. The ground floor boasts 4 reception rooms, a delightful breakfast/kitchen, boot room, utility room and shower room. There is also a particularly useful cellar. To the first floor there are 4 bedrooms, the principal of which provides an ensuite shower room, whilst the remaining 3 are served by the main bathroom and downstairs shower room. Positioned off the principal bedroom is a study which could also be utilised as a dressing room. Outside there is a generous tarmac and gravelled parking area which provides access to the detached garage and workshop. The gardens are a stunning feature offering extensive lawns, abundantly stocked beds and borders together with a number of specimen trees and productive fruit trees. Prospective purchasers will be delighted to note the gardens have panoramic far reaching views.

ENTRANCE PORCH

5'1" x 5'10"

Door to the front elevation and door leading into;

RECEPTION HALL

The 'heart' of the home with feature Inglenook fireplace housing a stove, red and black quarry tiled floor, exposed beams to the ceiling, staircase leading to the First Floor Landing, window to the front elevation.

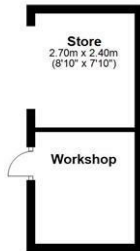
SUPERB LOUNGE

A dual aspect room. Feature stone fireplace housing a multi fuel stove, exposed timbers to the ceiling.



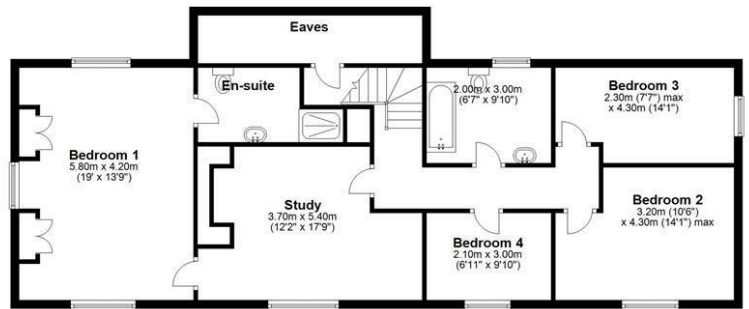
Outbuildings

Approx. 40.2 sq. metres (432.7 sq. feet)



First Floor

Approx. 103.1 sq. metres (1109.3 sq. feet)



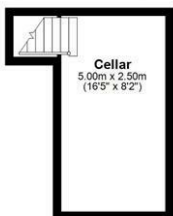
Ground Floor

Approx. 145.0 sq. metres (1560.4 sq. feet)



Cellar

Approx. 13.6 sq. metres (146.7 sq. feet)



Total area: approx. 301.8 sq. metres (3249.1 sq. feet)

The Courthouse

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.



5 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



DINING ROOM

14'1" x 13'9"

Feature cast iron fireplace, exposed timber to the ceiling.

STUDY

10'5" x 8'2"

A dual aspect room.

KITCHEN BREAKFAST ROOM

18'11" x 21'11" max

A superb Kitchen Breakfast Room with Sitting Area and windows to three elevations overlooking the grounds. The Kitchen comprises a range of fitted base and wall units with granite worktops over, tiled splashbacks, Aga, twin ceramic sink unit, two ovens, integrated dishwasher, stone floor, exposed roof trusses and timbers.

UTILITY ROOM

Base level units and sink over unit. Worcester Bosch Greenstar Heatslave II boiler.

SHOWER ROOM

Comprising a white three piece suite.

REAR ENTRANCE PORCH

Door leading to the rear with slate floor.

FEATURE FIRST FLOOR LANDING

A wealth of expose timbers and brick work with high level area for storage.

PRINCIPAL BEDROOM SUITE

19'0" x 13'9"

A triple aspect room with windows overlooking the grounds with a superb views, fitted wardrobes, exposed timbers.

ENSUITE SHOWER ROOM

Comprising a white three piece suite.

STUDY/DRESSING ROOM

12'1" x 17'8"

Wealth of exposed timbers to wall and ceiling.

BEDROOM TWO

10'5" x 14'1" max

With a superb view. Exposed timbers.

BEDROOM THREE

7'6" x 14'1" max

Exposed timbers.

BEDROOM FOUR

6'10" x 9'10"

Fitted desk and cupboards. Exposed timbers.

BATHROOM

Comprising a three piece suite.

EAVES

Providing storage.

OUTSIDE AND GARDENS

Extending in total to approximately 1.10 acres, the entrance driveway sweeps around a large central rose bed with a large sycamore tree. To either side there are herbaceous borders and lawns, one with productive fruit trees. To the rear of the house is an extensive gravelled and hard-standing area. The elevated rear garden area is notable for it's seasonal 360 degree views which extend to the west towards Snowdonia and intervening Welsh countryside and to the east over the Shropshire countryside. There are private seating areas from which to enjoy the views.

DETACHED GARAGE AND WORKSHOP

16'4" x 17'8"

Electric up and over door.

**STORE**

8'10" x 7'10"

Open to the front.

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.

Tel: 01743 236444. Email: shrewsbury@hallsgb.com

WORKSHOP

Door to the front elevation.

GENERAL REMARKS**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

COUNCIL TAX

Powys County Hall, Spa Road East, Llandrindod Wells, LD1

5LG Tel: 01597 827463

The property is in Band ' G '

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

BT Fibre Broadband connected. Private well - electric pump, supplements connected mains water supply for garden watering, etc. Private drainage. Services should be confirmed by a prospective purchasers solicitor.

VIEWINGS

FOR SALE

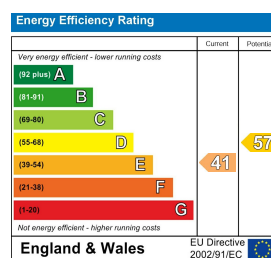
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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