

**FOR SALE**

Offers In The Region Of £610,000

Plas, Nant-Y-Meichiaid, Llanfyllin, Powys, SY22 5NA

An excellent example of a fine Tudor/Elizabethan Grade II Listed family home, quaint, romantic and full of historical character. This property is secluded but not isolated and benefits from a lovely open aspect across farmland and The Brogan Valley. The property is situated in a particularly beautiful part of the Welsh Borders, located only a few miles from Llanfyllin Town.





- Many Original Features
- Outstanding Views in Quiet Secluded Setting
- Black & White Coach House for Renovation
- Gardens with Patio and Orchard
- Ground Floor Shower Room & Cloakroom
- 4 Bedrooms

## LOCATION

The picturesque rural hamlet of Cwm Nant-Y-Meichiaid is situated 3 miles from the popular town of Llanfyllin. What3Words Reference is - hospitals.unloads.graphics

The popular town of Llanfyllin provides its locals with their every day requirements including the facilities of the Post Office, Chemist, Bakery, Garage, Convenience Stores, Butchers, Hotel, Public House and Church etc. The town also has the benefit of primary, secondary and sixth form education and a newly built state of the art Doctor and Dentist surgery.

## THE DIRECTIONS

From Welshpool Office proceed up the High Street and on reaching the roundabout continue straight over on to the A490 sign posted Llanfyllin. Continue along this road and on reaching the T junction turn right. Take the next left sign posted Llanfyllin A490. Go through the village of Bwlch y Cibau and continue past the turning with the B4393. Proceed 300 yards then turn left signposted Cwm Nant-Y-Meichiaid. Proceed on this lane for approximately 3 miles, at the T junction turn left, the property will be viewed to your left hand side.

The accommodation in more detail comprises:-

## COVERED ENTRANCE HALL

With slate flag floor and door leading into:-

## RECEPTION HALL

With exposed timbers to the ceiling, radiator and door leading through to:-

## KITCHEN BREAKFAST ROOM

11'10" x 14'0" (3.61 x 4.27)

Refitted with a range of wall and base units with laminate roll top work surfaces. Inset dual bowl sink drainer unit with mixer tap, tiled splash backs. Space for electric cooker, extractor canopy. Feature Rayburn with two hot plates and two ovens situated within the chimney breast recess with original beam over. Integrated dishwasher. Exposed beams to the ceiling. Central heating radiator. Dual aspect room with windows to the side and front elevations overlooking the countryside, gardens and grounds

## PANTRY

With tiled floor, light point, shelving and window to the rear utility. Space for fridge, slate cold slab, beams to ceiling, Porch

## LOBBY

With window to the rear elevation, feature recess with brick detailing, beam to ceiling

## CLOAKS CUPBOARD

Providing cloaks hanging area.

## UTILITY ROOM / SIDE ENTRANCE HALL

9'5" x 8'0" (2.88 x 2.44)

With sink unit, space for white goods with plumbing in situ, slate flag floor, dual aspect room with windows to the rear and side elevations, stable door leading out to the garden and grounds. Tongue and groove to ceiling

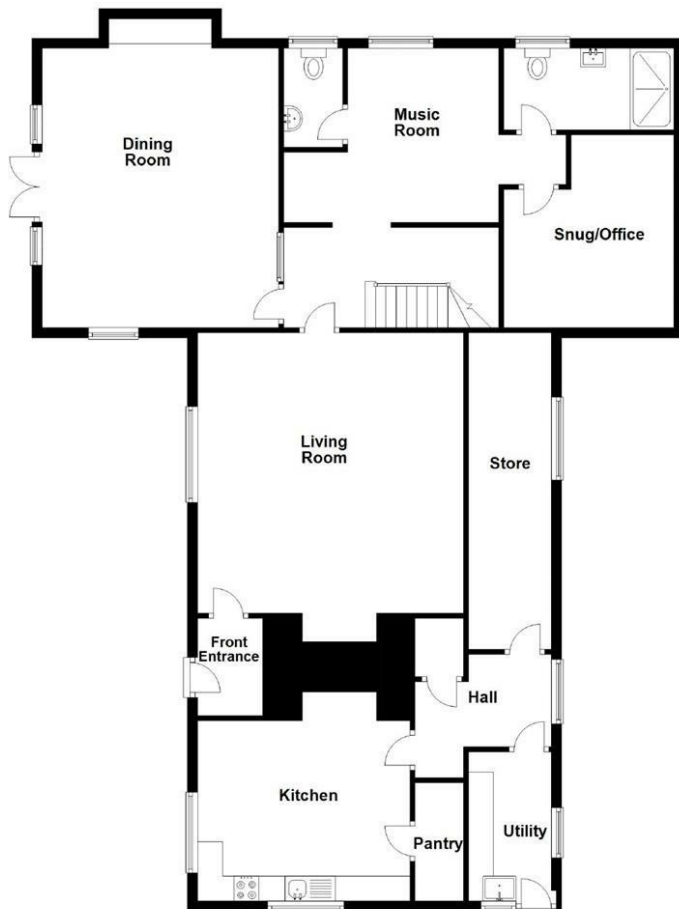
## STORE ROOM / BOOT ROOM

21'5" x 6'10" (6.54 x 2.08)

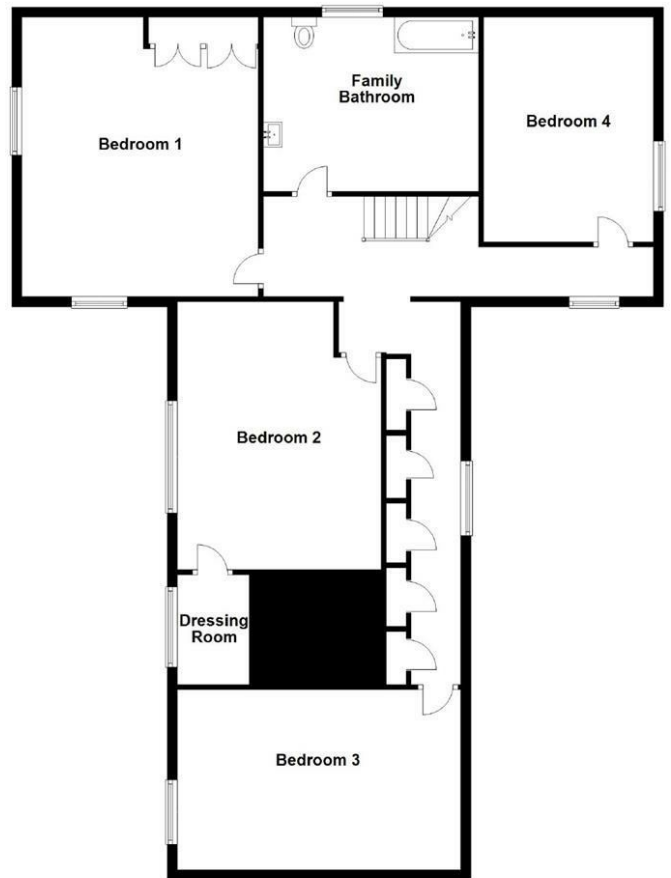
Currently used as a store room but could provide an ideal fifth bedroom, playroom etc. Oil fired boiler, exposed beams



Ground Floor



First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

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



1 Bath/Shower Room/s



#### LIVING ROOM

18'5" x 17'8" (5.62 x 5.39)

With double glazed window to the front elevation overlooking the gardens and grounds and with open countryside views in the distance, feature inglenook fireplace housing a log burning stove set within stone chimney breast with oak beam over, exposed timbers to the ceiling and to one wall, 4 wall light points, central heating radiator.

#### INNER HALLWAY

6'2" x 12'4" MAX (1.88 x 3.75 MAX)

With original staircase leading to the First Floor Landing. Tiled floor, beams to ceiling and walls

#### MUSIC ROOM

11'11" x 12'0" (3.63 x 3.67)

With window to the side elevation, tiled floor, wealth of exposed timbers to the ceiling and walls, part random stone wall with display niche. Central heating radiator

#### OFFICE

11'2" x 10'5" (3.41 x 3.17)

With window to the rear elevation, exposed timbers, central heating radiator

#### GROUND FLOOR SHOWER ROOM

Comprising a three piece suite in white providing a low flush WC, pedestal wash hand basin, double shower unit housing an electric shower, tiled floor, tiled walls, window to the side elevation, radiator. Exposed beams to the ceiling

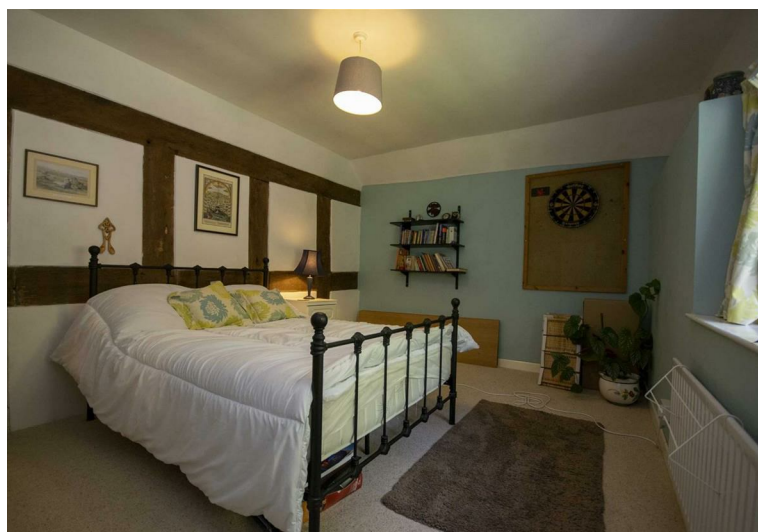
#### CLOAKROOM

Comprising a two piece suite in white providing a low flush WC, wash hand basin with vanity cupboard, tiled floor, light point. Frosted window to the side elevation

#### DRAWING ROOM

18'9" x 15'5" (5.72 x 4.71)

A most attractive light and bright room full of character and charm, dual aspect with French doors leading out to the front elevation, window to the side elevation, radiator, feature oil fired stove set within inglenook with random stone surround on a slate hearth, wealth of exposed timber and timber panelling to 3 walls.



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Via staircase from Inner Hallway to the First Floor Landing areas.

#### FIRST FLOOR LANDING

Z shaped with four recessed cupboards, airing cupboard housing hotwater tank, original timber floor, exposed timbers to the ceiling, staircase leading to the attic room.

#### BEDROOM ONE

15'11" x 19'1" (4.84 x 5.82)

A dual aspect room with windows to the front and side elevations with superb open countryside views, range of fitted bedroom furniture, radiator, exposed timbers. Central heating radiator

#### BEDROOM TWO

13'3" x 18'3" (4.05 x 5.56)

With window to the front elevation with superb open countryside views, exposed timbers to the ceiling, radiator, tongue and grooved ceiling, original door through to:-

#### DRESSING ROOM / STORE ROOM

9'2" x 6'0" (2.79 x 1.84)

With window to the front elevation with superb open countryside views. Tongue and grooved ceiling

#### BEDROOM THREE

18'8" x 11'4" (5.68 x 3.45)

With window to the front elevation with superb open countryside views, central heating radiator.

#### BEDROOM FOUR

14'6" x 11'0" (4.42 x 3.35)

With window to the rear elevation, exposed wall timbers, central heating radiator.

#### FAMILY BATHROOM

12'2" x 11'9" (3.71 x 3.58)

Refitted with a three piece suite providing a panelled bath with shower over and screen, wash hand basin set on vanity unit, low level WC, tiled splash backs. Window to the side elevation, radiator, heated chrome towel rail, recessed spot lights, exposed wall timbers.



#### **GARDENS & GROUNDS**

From the lane level a gravelled drive leads to the side of the property, to the parking forecourt, turning area and outbuildings.

#### **FORMAL GARDENS**

The property benefits from formal mature gardens laid to the front of the property with large raised slate flag patio which benefits from superb open countryside views. Courtesy lights, entrance canopy. Further lawns, gated to a babbling brook that runs along side the boundary

#### **THE COACH HOUSE**

A two storey black and white timber frame outbuilding with pitched tiled roof in need of renovation. The building has a variety of other potential uses subject to the relevant planning permission

#### **SERVICES**

Oil fired central heating  
Part double glazing and single glazing  
Private water supply via a bore hole  
Private drainage via a septic tank

#### **VIEWINGS**

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552. Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

#### **LOCAL AUTHORITY/TAX BAND**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'H'

#### **MONEY LAUNDERING**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

#### **WEBSITES**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

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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



01938 555 552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



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