

**FOR SALE**

Asking Price £450,000

Gadair, Llanfyllin, Powys, SY22 5LD

Situated in a plot of around 17 acres of mixed grazing and woodland this six bedroom detached farmhouse offers generously proportioned accommodation and stunning views. The property requires modernisation and updating. The house has two large reception rooms, large kitchen/diner, W.C., pantry and two large rooms to the rear, two staircases lead up to the six bedrooms and bathroom. Externally there is a hay barn, two large part timber framed barns, slurry bed and car port. Viewing advised. No onward chain.





- Detached Farmhouse
- Six Bedrooms
- Various Barns
- 17 Acres
- Grazing and Woodland
- No Onward Chain

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With double glazed windows to either elevation, panelled glazed door leading into

ENTRANCE HALL

With stairs off.

LOUNGE

16'1 x 13'4 (4.90m x 4.06m)

Double glazed window to the front elevation, central heating radiator, open fire with tiled surround and hearth, timber mantelpiece, central heating radiator, cupboard to one side.

SITTING ROOM

16'6 x 15'1 (5.03m x 4.60m)

Double glazed window to the front elevation, window to the side elevation, stone fire surround with oak mantelpiece, display recess, storage cupboard, central heating radiator.

KITCHEN

21'2 x 13'8 (6.45m x 4.17m)

Double glazed window to the front elevation, central heating radiator, range of base units with laminate roll top work surfaces, mixer tap, cupboard housing fuse board, space for electric cooker, stanley range, door leading to the side lean to shed, walking in pantry with window to the rear elevation.

W.C.

Low level W.C., pedestal wash hand basin, central heating radiator, frosted window to the rear elevation, plumbing and space for washing machine, shelved understairs storage area with door to

STORE ROOM

l shaped max measurements 20'5 x 12'8 (l shaped max measurements 6.22m x 3.86m)

With slate flooring, window to the rear elevation, door to

SECOND STORE ROOM

19'0 x 8'5 (5.79m x 2.57m)

With window to the rear elevation, Belfast sink.

SIDE HALLWAY

With access door, with stairs off.

LANDING

Loft access, staircase down to side door.

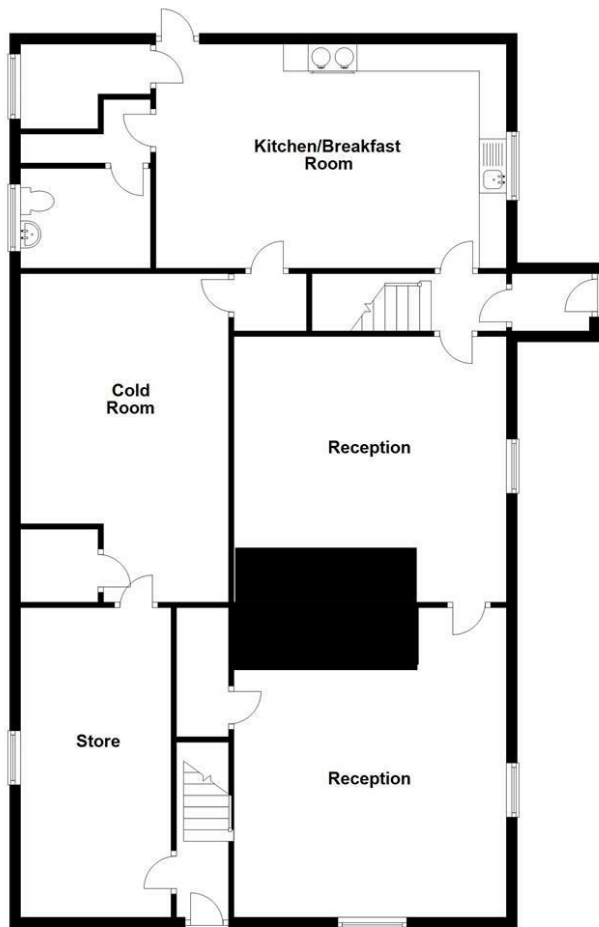
BEDROOM ONE

13'8 x 16'7 (4.17m x 5.05m)

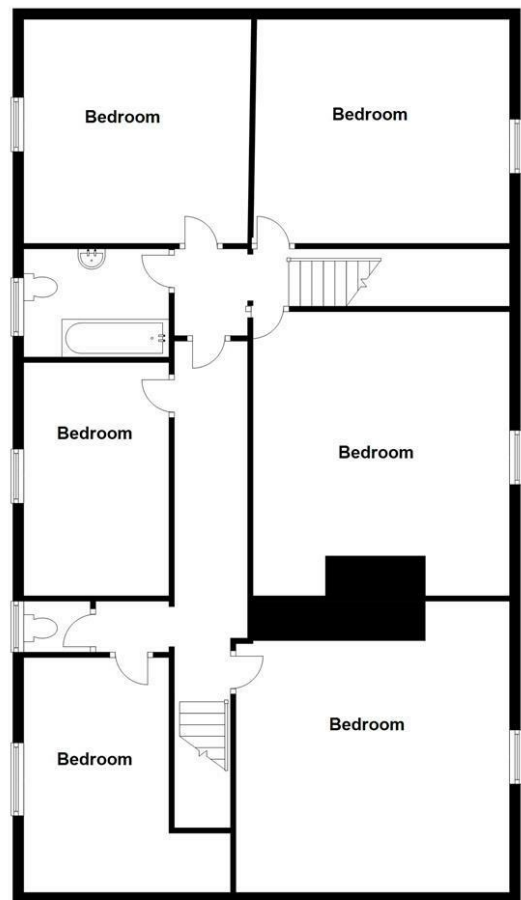
Double glazed window to the front elevation, central heating radiator.



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.



2 Reception
Room/s



6 Bedroom/s



1 Bath/Shower
Room/s



BEDROOM TWO

16'6 x 15'3 (5.03m x 4.65m)

Double glazed window to the front elevation, central heating radiator, walk in storage cupboard, loft access.

BEDROOM THREE

13'9 x 13'8 (4.19m x 4.17m)

Window to the rear elevation, airing cupboard, central heating radiator.

BATHROOM

Bath with electric shower over and screen, low level W.C., pedestal wash hand basin, central heating radiator, window to the rear elevation.

BEDROOM FOUR

13'9 x 10'4 (4.19m x 3.15m)

Window to the rear elevation, wall mounted wash hand basin, central heating radiator.

W.C.

Having with wall mounted wash hand basin, low level W.C., frosted window to the rear elevation.

BEDROOM FIVE

15'6 x 11'4 (4.72m x 3.45m)

Window to the rear elevation, wall mounted wash hand basin, loft access.

BEDROOM SIX

19'1 max measurement x 16'8 (5.82m max measurement x 5.08m)

Double glazed window to the front elevation, wall mounted wash hand basin.

EXTERNALLY

The property is approached along a shared gavelled driveway, has a corrugated hay barn with concrete hardstanding area. Stone Barn measuring 23'1 x 18'7, car port, further barns measuring 38'5 x 18'8 and 42'5 x 18'3, with large hardstanding area with slurry pit. Stock Barn measuring 44'3 x 44'1. Gate to the front of the property with gavelled parking area, paved patio, lawn, oil tank.

The property offers approximately 17 acres with grazing and woodland.

SOLAR PANELS

The solar panel array on the stone barn building attracts a feeding tariff payment. The feeding contract will be transferred to the purchaser upon completion. contract details to be supplied upon request.

AGENTS NOTES

A neighbouring land owner has right of access over the yard. The vendor will retain a right of way to access the remaining barn via the line marked in green on the plan showing on the back of the sales particulars.

SERVICES

It is understood that mains electricity and oil central heating are connected to the property. Water is sourced from a spring with private drainage. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS

Telephone (01938) 552828

The property is in Band 'E'



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel: 01938 555552.
Email: welshpool@hallsgb.com

DIRECTIONS

The postcode for the property is SY22 5LD
What3words reference is:
[glad.cools.reveal](https://www.what3words.com/glad.cools.reveal)

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
www.rightmove.co.uk
www.onthemarket.com

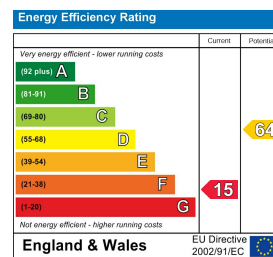
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Rating



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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