

**FOR SALE****£575,000**

The Larches, Llangyniew, Welshpool, Powys, SY21 9EJ

Set in a wooded plot of around 1.2 acres this large detached family house offers flexible accommodation and could be separated to offer a two bedroom annex/air bnb. The property comprises entrance porch, utility room, large open plan kitchen/diner, large lounge opening on wrap around decking with simply stunning views along the valley, to the lower ground floor is a studio/gym. The property has a large principle bedroom, bedroom two with en suite, further bedroom and family bathroom, door to two further bedrooms, living room, shower room and kitchen. The property has twin garages and a large conservatory. Must be viewed to be fully appreciated.





- **Substantial Detached Property**
- **Rural Location with Far Reaching Views**
- **Large Decked Seating Area**
- **Generous Sized Rooms Throughout**
- **Potential Income from Annex**
- **Viewing Highly Recommended**

FROSTED DOUBLE GLAZED DOOR

Leading into

ENTRANCE PORCH

With tiled floor, frosted double glazed door to the front elevation, glazed door leading through to

UTILITY ROOM/BOOT ROOM

14'1 x 8'5 (4.29m x 2.57m)

Having two double glazed windows to the front elevation, stable to door to the side, one and a half bowl stainless steel sink drainer unit with mixer tap, two central heating radiators, range of oak fronted shaker style wall and base units with laminate work surfaces, glazed door leading into

KITCHEN/DINING ROOM

34'6 x 16'2 narrowing to 13'2 (10.52m x 4.93m narrowing to 4.01m)

Fitted with a range of oak fronted shaker style wall and base units with polished granite worktops, five ring gas hob, stainless steel extractor canopy, integrated fridge, double glazed windows to the front elevation, electric dual fan oven, central island with breakfast bar, pantry, oak flooring, two central heating radiators. Double glazed windows overlooking the paved entertaining area, dual sided multi fuelled stove with oak mantle, two wall light points, glass fronted display cabinets, door to hallway and lounge.

LOUNGE

21'8 x 18'1 (6.60m x 5.51m)

Multi fuel stove with oak mantelpiece and tiled hearth, six wall light points, two central heating radiators, television point, double glazed patio doors with steps down to entertaining area, bifold door leading onto decked seating area with stunning views over Cyfronydd.

INNER HALLWAY

Double glazed window to the rear elevation with views across the valleys, central heating radiator, smoke alarm, steps up to first floor landing and stairs down to studio, door into garage.

SHOWER ROOM

With walk in corner shower, wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, wall mounted electric heater, tiled floor, frosted double glazed window.

GARAGE

22'1 x 15'0 maximum measurements (6.73m x 4.57m maximum measurements)

Being L shaped, with plumbing and space for washing machine and tumble dryer, shelving, double glazed window to the rear elevation, space for freezer, up and over door.

W.C.

With low level W.C., pedestal wash hand basin, tap, mistral oil fired boiler, opening into

GARAGE/WORKSHOP

22'2 x 19'2 (6.76m x 5.84m)

Double glazed windows to both side and rear elevations, up and over door with power and light, inspection pitt, double glazed side access door.

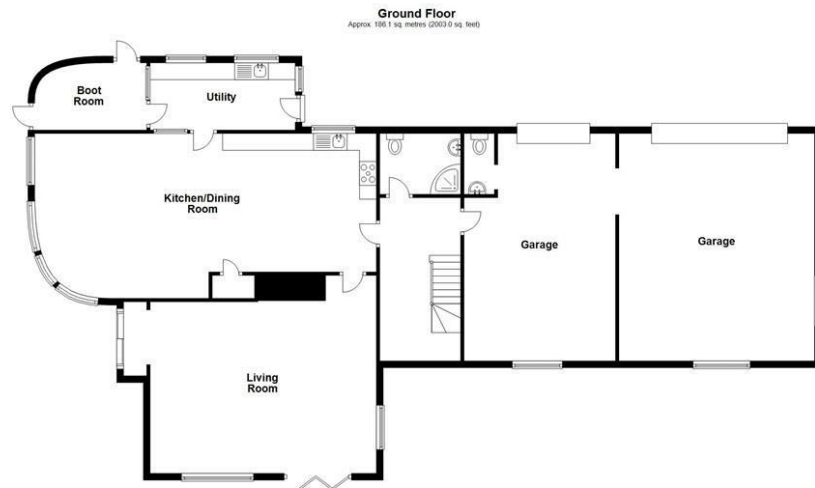
LOWER HALL

With tiled floor.

STORAGE AREA/HOME GYM

21'7 x 10'4 (6.58m x 3.15m)

Opening into



Total area: approx. 350.9 sq. metres (3776.6 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 07973 255 967
 Plan produced using Plansip

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



5 Bedroom/s



4 Bath/Shower Room/s



STUDIO

27'8 x 8'2 (8.43m x 2.49m)

Double glazed window to three elevations creating a light bright space, door to

LOWER ENTRANCE PORCH

Frosted double glazed door with window, tiled floor.

CONSERVATORY

29'2 x 8'5 (8.89m x 2.57m)

With power and light.

CONSERVATORY TWO

9'1 x 8'4 (2.77m x 2.54m)

With power and light.

FIRST FLOOR LANDING

Double glazed window to the rear elevation with far reaching views across the valley, central heating radiator, linen cupboard, smoke alarm, double glazed door to annexe.

PRINCIPLE BEDROOM

22'0 x 15'1 (6.71m x 4.60m)

Double glazed window to the rear elevation with views across the valley, two central heating radiators.

BEDROOM TWO

16'1 x 11'5 (4.90m x 3.48m)

Double glazed window to the side elevation, central heating radiator, wood laminate floor covering.

EN-SUITE

14'8 x 8'7 (4.47m x 2.62m)

Bath with electric shower over, pedestal wash hand basin, low level W.C., central heating radiator, wood laminate floor covering, double glazed roof light, double glazed window to the front elevation.

BEDROOM THREE

11'2 x 10'8 (3.40m x 3.25m)

Double glazed window to the front elevation, central heating radiator, wall mounted wash hand basin, wood laminate floor covering, twin built in wardrobes.

BATHROOM

Fitted with a bath, low level W.C., Jack and Jill wash hand basins set on vanity unit, central heating radiator, part tiled walls.

ANNEX

Stairs leading up to double glazed door.

ENTRANCE HALL

With wall mounted electric heater, smoke alarm, central heating radiator.

LOUNGE

19'2 x 15'6 (5.84m x 4.72m)

Double glazed windows to side and rear elevation with far reaching views, four wall light points, central heating radiator.

KITCHEN

10'4 x 5'9 (3.15m x 1.75m)

Fitted with a range of wall and base units, laminate roll top work surfaces, one and half sink bowl drainer unit, mixer tap, central heating radiator, space for electric cooker, extractor fan, double glazed window to the front elevation, space for fridge freezer.

PRINCIPLE BEDROOM

10'4 x 10'2 (3.15m x 3.10m)

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

BEDROOM TWO

11'6 x 8'7 (3.51m x 2.62m)

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

SHOWER ROOM

Walk in electric shower, part tiled walls, low level W.C., wash hand basin set on vanity unit, shaver light, wall mounted electric heater, extractor fan, frosted double glazed window to the front elevation.



EXTERNALLY

To the front the property has a gated entrance leading onto gravelled driveway, with wooded area with a variety of established trees, shrubs, two log stores, oil tank, steps leading up to Annex. Covered entrance canopy leading into utility/boot room, outside tap, courtesy light, lawned area, parking and turning area, septic tank.

To the side of the property has large paved patio entertaining area accessed from the lounge, outside tap, established gardens, gates to the rear.

To the rear of the property is a lawned area with pond and seating area. Set in approximately 1.25 acres in all.

SERVICES

Mains electricity, water and oil central heating are connected at the property. The property has private drainage via a septic tank. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

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

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

DIRECTIONS

Postcode for the property is SY21 9EJ
What3Words Reference is
[ribs.never.crumb](https://www.what3words.com/ribs.never.crumb)

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

FOR SALE

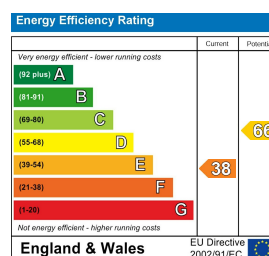
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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