

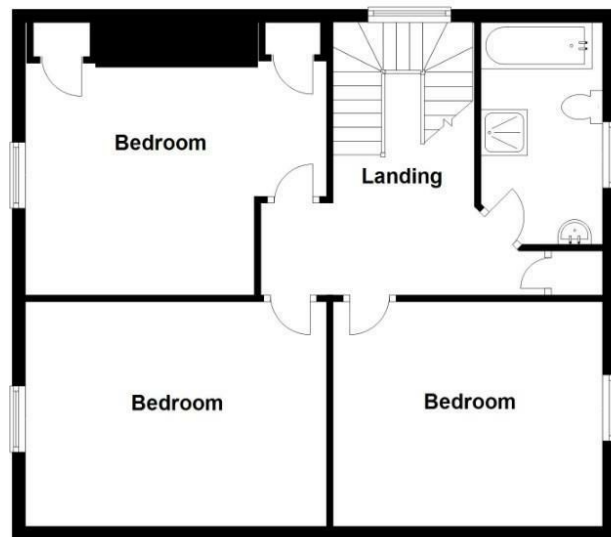
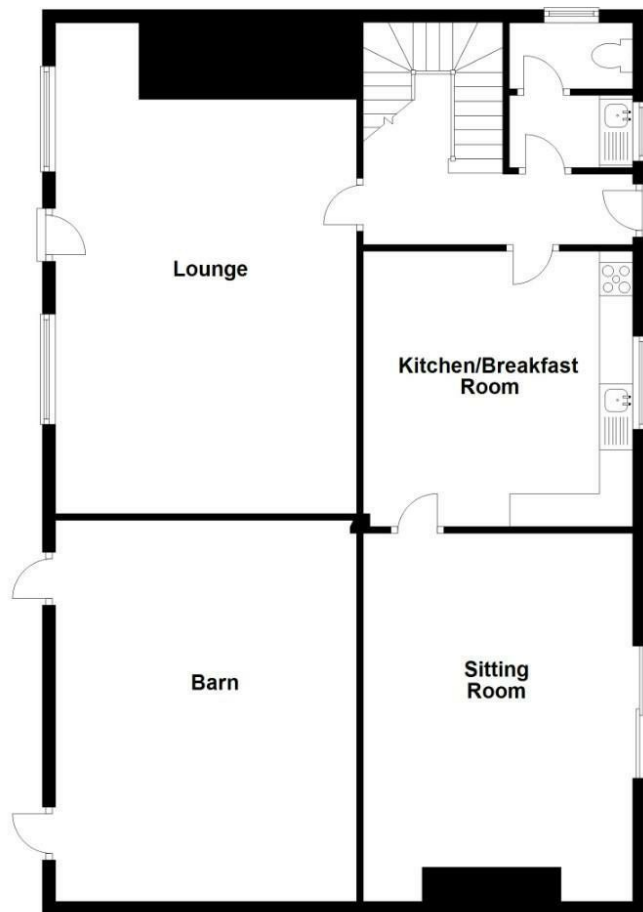
FOR SALE

Pant Y Gelynen, Llanfair Caereinion, Welshpool, Powys, SY21 0DU



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.



FOR SALE

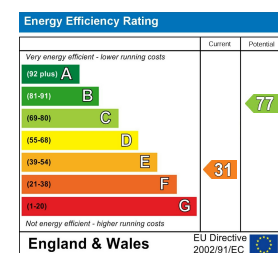
Offers In The Region Of £550,000

Pant Y Gelynen, Llanfair Caereinion, Welshpool, Powys, SY21 0DU

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



Situated on the edge of Llanfair Caereinion this equestrian property comprises entrance hall, W.C., rear lounge, kitchen, summer lounge, landing, 3 double bedroom and bathroom. The property benefits from double glazing and LPG heating. Externally there is a large open fronted barn, tack room, two stables, workshop, store room, boot room, kitchen garden, five paddocks totalling approx 14 acres and further barn. Viewing advised.



01938 555 552

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



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Five Paddocks totalling 14 Acres
- Stable Block with 2 Stables
- Tack Room, Barn, Workshop, Store Room
- 3 Double Bedrooms
- Inglenook Fireplace with Log Burner
- Stunning Views

Kitchen/Breakfast Room

14'4" x 13'3"
Fitted with a range of bespoke oak wall and base units with laminate work surfaces, stainless steel sink drainer unit. Space for range cooker, extractor canopy. Space for fridge freezer. Tiled floor, tiled splash backs, double glazed window to the front elevation with far reaching views across the valley. Glass fronted display cabinet, central heating radiator, larder cupboard, oak door leading from the kitchen in to

Summer Lounge

13'5" x 18'9"
Double glazed patio doors to the front elevation with far reaching countryside views, central heating radiator, electric fire set on hearth with stone surround and display shelving to either side

Utility Room

Plumbing and space for dishwasher, inset stainless steel sink unit, laminate roll top work surfaces. Double glazed window to the front elevation, fuse board, tiled floor. Oak door leading in to

W.C.

Central heating radiator, low level W.C., frosted double glazed window to the side elevation, tiled floor

Landing

Double glazed window to the side elevation, loft access with drop down ladder, central heating radiator, cupboard housing Worcester LPG combination boiler

Bedroom 1

15'7" x 10'4"
Double glazed window to the rear elevation. Extensive range of built in wardrobes providing ample storage, central heating radiator

Bedroom 2

15'8" x 10'2"
Double glazed window to the rear elevation, central heating radiator. Storage recesses to either side of the chimney breast

Bedroom 3

14'4" x 11'1"
Double glazed window to the front elevation, central heating radiator, wall light point

Bathroom

Fitted with a coloured 4 piece suite comprising pedestal wash hand basin, low level W.C., bath, walk in shower, central heating radiator. Frosted double glazed window to the front elevation, tiled walls

Externally

To the front the property has dual entrance off road parking for several vehicles

Open fronted barn measuring 13.46m x 8.05 (44'2 x 26'5) with water and light

Further open barn measuring 9.17m x 3.91m (30'1 x 12'10) Open barn with 2 stables with direct access to paddock, steps up to Tack Room 5.82 x 3.40m (19'1 x 11'2) with power light and water

Boot Room 5.84 x 3.20m (19'2 x 10'6) double glazed window, power and light. Steps up to store room 5.87m x 5.87m (19'3 x 19'3) with 3 double glazed windows, power and light, plumbing and space for two washing machines and tumble dryer.

Garage/Workshop with up and over door, power and light measuring 8.41m x 5.87m (27'7 x 19'3).

There is vehicular access to the side of the property and to the rear there is gated access to the 5 paddock areas.

There is a rear lawned garden area with stocked beds, wood store.

Further stone and timber barn 5.99m x 4.62 (19'8 x 15'2) Calor gas tank

Kitchen garden area with fruit bushes and potting shed Three IBC water catchment tanks at the property

Septic tank was replaced June 2023 Planning permission for 27ft static caravan, with independent vehicular access

Services

It is understood that mains electricity, water and private drainage are connected at the property. None of these services have been tested by Halls Satellite TV at the property

Local Authority/Tax Band

Powys County Council, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828 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@halls.gb.com

Directions

Postcode for the property is SY21 0DU

What3Words Reference is essay.weary.swam

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com