



FOR SALE

£495,000

Cwm Gwnen, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0AP

Farmhouse set in stunning location with far reaching views and a range of useful outbuildings. - Detached four bedroom farmhouse, situated in a plot of around 4.3 acres. The property is approached along a long driveway where you will find three barns one with a stable and one with power and light and 6 tiled kennels, further barn and block built shed. The property comprises entrance porch kitchen/breakfast room, W.C., lounge/diner with large inglenook fireplace, large walk in pantry, study, four bedrooms and bathroom. The property has a private water supply, has a septic tank, and oil fired central heating. Viewing essential to fully appreciate the stunning setting of this property and facilities that it offers.





- **Detached Farmhouse with Four Bedrooms**
- **Multiple Outbuildings offering Variety of Uses**
- **Private Water Supply, Septic Tank, Oil Fired Central Heating**
- **Rural Location with Stunning Views**
- **No Onward Chain**
- **Viewing Recommended**

GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With windows to the front elevation with views along the valley and surrounding countryside, door into

KITCHEN/DINING ROOM

18'9 x 11'8 (5.72m x 3.56m)

Fitted with a range of shaker style wall and base units with laminate work surfaces, inset twin bowl sink drainer with mixer tap, electric hob and double oven. Rayburn oil fired cooker, quarry tiled floor, recessed spot lights, windows to the front and side elevations, extractor fan, central heating radiator, plumbing and space for washing machine, cloaks cupboard.

W.C.

With pedestal wash hand basin, low level W.C., central heating radiator, airing cupboard housing Worcester oil fired boiler and water filtration.

LOUNGE/DINING ROOM

22'0 x 15'3 (6.71m x 4.65m)

Inglenook fireplace with brick backing, slate hearth, wood warm stove with oak mantelpiece, exposed ceiling beams, windows to front and rear elevations, central heating radiator, door to the front elevation, door to stairwell.

WALK IN PANTRY

12'5 x 9'4 (3.78m x 2.84m)

With slate flooring, shelving, exposed beam to ceiling, window to the rear elevation.

STUDY

12'3 x 8'6 (3.73m x 2.59m)

Window to the front elevation, slate floor covering, exposed beam to ceiling, central heating radiator.

LANDING

Window to the front elevation, fuse board.

BEDROOM ONE

14'8 x 9'6 (4.47m x 2.90m)

Window to the front elevation with views along the valley and surrounding countryside, central heating radiator.

BEDROOM TWO

12'6 x 9'8 (3.81m x 2.95m)

Window to the rear elevation, central heating radiator.

BEDROOM THREE

13'1 x 8'5 (3.99m x 2.57m)

Window to the front elevation, central heating radiator.

BEDROOM FOUR

9'0 x 8'7 (2.74m x 2.62m)

Window to the rear elevation, central heating radiator.

BATHROOM

Fitted with a white three piece suite comprising P shaped bath with mixer tap, shower attachment and screen, low level W.C., pedestal wash hand basin, central heating radiator, recessed spot lights, extractor fan, shaver light.



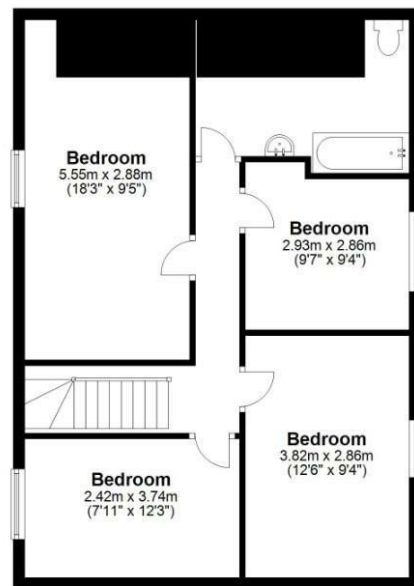
Ground Floor

Approx. 104.8 sq. metres (1127.5 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



Total area: approx. 167.7 sq. metres (1804.8 sq. feet)

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



4 Bedroom/s



1 Bath/Shower Room/s



EXTERNALLY

The property is approached along a long private driveway where there is gated entrance. There is garden to the front of the property.

Gate to paddock behind the property. Plot size approximately 4.3 acres. The field has a natural water source and lots of natural shelter.

Oil Tank.

There is woodland within the boundaries along with a stream.

UPPER BARN

The barn has been modified, to include a new concrete floor throughout, there are six large bays suitable for kennelling. Each kennel has power and light.

BRICK AND STONE BARN

24'0 x 15'9 (7.32m x 4.80m)

The brick built building lends itself to conversion to a dwelling/holiday let subject to planning consent.

BLOCK SHED

9'2 x 7'6 (2.79m x 2.29m)

STEEL FRAME BARN

48'0 x 16'7 (14.63m x 5.05m)

This barn is two storey and provides garage/storage/further stabling.

LOWER STEEL FRAME BARN

44'9 x 28'8 (13.64m x 8.74m)

With concrete floor, has a large stable, an open barn stable arrangement leading to a large rubber surface suitable for all year turnout for horses/ponies.

AGENTS NOTES

Offered for sale with no onward chain. The private water supply was last tested 18 months ago for quality and all was fine.

There is a footpath that runs across the driveway of the property, it is barely used.

A bridle path runs directly from the property into the adjoining forestry, providing safe off road riding, as far as Lake Yrnwy. The adjoining forestry has several mountain bike routes and walking paths for dog walkers and mountain bikers to enjoy.

The vendors hold professional drawings inside the property, available for purchasers to view they show plans for an extension to the main farmhouse.

SERVICES

Mains electricity and oil central heating are connected at the property. Private water supply, drainage is private 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 'F'

VIEWING

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 SY10 0AP

What3Words Reference is confronts.mornings.dizziness

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

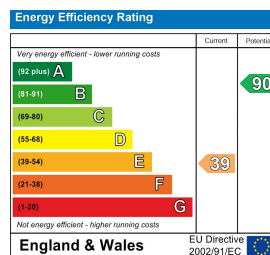




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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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



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