



FOR SALE

Offers In Excess Of £535,000

Esgair Llafurun, Talerddig, Llanbryn-mair, SY19 7AW

This property is ideal for anyone seeking to enjoy a lifestyle far from the bustle of present-day existence, whilst continuing to benefit from the comforts of modern living. This extended period cottage sits on the south-facing slope of a ridge with commanding views of its 7.2 acres of land stretching out below it towards the valley bottom. Access is via half a mile of wheel-rut track, requiring the use of a vehicle with off-road capability. The property boasts many original character features and comprises conservatory, snug with stone inglenook fireplace and stove, kitchen, utility, wet room, and open plan sitting/dining room and stove with stairs up to galleried master bedroom. The first floor, reached by any of three staircases comprises two further bedrooms, a shower room, a dressing area and a bathroom. On the ground floor there is a further bedroom and a kitchenette. The property provides seclusion, character, and lovely views, and offers a lifestyle immersed in nature and surrounded by wildlife. The nearest neighbour is half a mile away. Viewing essential to appreciate the location.





- **Character Detached Property**
- **Conservatory, Snug & Four Bedrooms**
- **Original Features, Exposed Walls and Beams**
- **Nature Lovers Haven**
- **Viewing Advised to Appreciate Situation**
- **Secluded Location with Far-reaching Views of the Surrounding Hills**

COVERED ENTRANCE CANOPY

A covered area adjacent to both Kitchen and Conservatory currently used for outdoor cooking and eating. Double glazed french doors, leading into

CONSERVATORY

9'8 x 17'2 (2.95m x 5.23m)

Terracotta tiled floor with double glazed windows to three elevations over looking the surrounding farmland along the valley, exposed stone work to one wall, central heating radiator, panelled glazed door leading into

SNUG

14'8 x 11'0 (4.47m x 3.35m)

With stone inglenook fireplace with inset multi-fuel stove, bread oven, slate flooring and oak mantel, exposed ceiling beams, two wall light points, tongue and groove clad cottage staircase off, exposed wall timbers, opening into Kitchen, double glazed window into Conservatory.

KITCHENETTE

10'8 maximum measurement x 10'3 (3.25m maximum measurement x 3.12m)

This area could make a self contained annexe if required, comprising electric hob and oven, stainless steel sink drainer unit, wall and base units, exposed ceiling beams, double glazed windows to front and side elevations, door to staircase, tiled work surfaces and floor, door to

GROUND FLOOR BEDROOM

9'1 maximum measurement x 10'3 max measurement (2.77m maximum measurement x 3.12m max measurement)

Double glazed windows to side and rear elevation, exposed ceiling beams, laminate floor covering, central heating radiator.

EN-SUITE W.C.

With wall mounted wash hand basin set on tiled floor, low level W.C.

BEDROOM ACCESSED FROM KITCHENETTE

12'6 x 10'3 (3.81m x 3.12m)

Double glazed window to side elevation, double glazed roof light, central heating radiator, exposed beams to ceiling, tongue and groove to one wall and ceiling, door to

BATHROOM

Fitted with a white suite, comprising low level W.C., bath with electric power shower over, part tiled walls, pedestal wash hand basin, heated towel rail, double glazed window to the front elevation, tongue and groove clad ceiling, tiled floor, shaver light, second door from Bathroom to

BEDROOM

14'7 x 11'5 (4.45m x 3.48m)

Double glazed window to the front and rear elevation, vaulted ceiling, exposed timber frame work to one wall, exposed ceiling beams, tongue and groove to one wall, exposed floorboards, airing cupboard, central heating radiator. Middle staircase leading down to Snug/Kitchen area. Door from Bedroom to



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.



3 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



HALLWAY/DRESSING AREA

With exposed floorboards and vaulted ceiling with exposed ceiling beams, tongue and groove panelling to walls, double glazed window to the front elevation, door to Master Bedroom.

SHOWER ROOM

Walk in double shower, pedestal wash hand basin, low level W.C., heated towel rail, tongue and groove panelling to walls, exposed floorboards, UV water treatment.

MASTER BEDROOM

20'6 x 15'4 (6.25m x 4.67m)

With vaulted ceiling, exposed ceiling beams, two double glazed windows to the front elevation, double glazed picture window to the side elevation with views along the valley, two double glazed roof lights, exposed floorboards, central heating radiator, stone work to one wall, turned staircase leading to Dining/Sitting Room.

KITCHEN

8'5 x 14'7 (2.57m x 4.45m)

Fitted with a range of wall and base units with tiled work surfaces, plumbing and space for dishwasher and washing machine, space for electric cooker, inset ceramic sink with drainer, double glazed window to the rear elevation, shelving, exposed ceiling beams, panelled double glazed door to the front elevation, slate floor covering, space for fridge/freezer, central heating radiator. Step down to

DINING/SITTING ROOM

20'6 x 15'4 (6.25m x 4.67m)

Having a Woodwarm multi-fuel stove set on slate hearth, slate tiled floor, double glazed panel door to the front elevation, double glazed french doors to the front elevation with side window, two double glazed windows to the side elevation, turned staircase off to Master Bedroom, beamed ceiling, central heating radiator, panelled glazed door to

UTILITY ROOM

10'8 x 10'6 (3.25m x 3.20m)

With double glazed doors to either elevation, double glazed window to the rear, plumbing and space for washing machine, tumble dryer and dishwasher, butler sink with mixer tap, tiled floor, fuse board with switch to generator, loft access, Worcester oil fired boiler, hot water tank, central heating radiator.



WET ROOM

Dual-head Shower, pedestal wash hand basin, low level W.C., heated towel rail, frosted double glazed window to the rear elevation, extractor fan, tiled floors and walls, recessed spotlights.

EXTERNALLY

The property requires an off road capable vehicle with a minimum ground clearance of 10" (25cm) to access along the country track. From the gate there is a lawned area with gravelled pathway, pond and step up to covered entrance porch. To the rear there is a wood store, paved area, 2500 litre oil tank. The property sits in a plot size of approx 7.1 acres, excluding the surrounding garden area. Water is provided from a private water supply within the grounds with PH correction particular filter and UV filter on the drinking water. Cabling is installed for a backup generator. The land is stock-fenced around its perimeter to double-height, and contains a one acre separately fenced paddock, a willow wood, and spring-fed ponds. It is graced by many trees, including willow, alder, ash, oak, hornbeam and silver birch.

LARGE SHED/WORKSHOP

26'10 x 18'8 (8.18m x 5.69m)

Previously used as stables.

SHED

13'10 x 9'10 (4.22m x 3.00m)

SHED

12'0 x 8'0 (3.66m x 2.44m)

POTTING SHED

7'0 x 5'2 (2.13m x 1.57m)

SECURE CHICKEN ENCLOSURE

29'11" x 12'0" (9.14m x 3.66m)

Containing

FIELD SHELTER

7'0 x 6'0 (2.13m x 1.83m)



AGENTS NOTES

The property requires an off road capable vehicle with a minimum ground clearance of 10" (25cm) to access along the country track.

It is envisaged that the selling price will include a 2.8 tonne Kubota KX-71 excavator.

SERVICES

Mains electricity is connected at the property, water is provided from a private water supply within the grounds with PH correction particular filter and UV filter on the drinking water, there is private drainage, oil fired central heating. Internet access. 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 'C'

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 SY19 7AW

What3Words Reference is distract.dabbling.fame

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
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FOR SALE

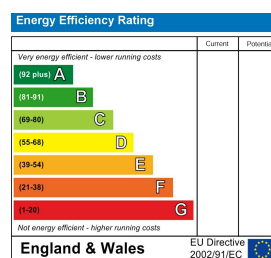
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Energy Performance Rating



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