



Lon Hyfryd, Llanbryn-mair, Powys, SY19 7AB

£675,000

FOR SALE

19 acre smallholding. This beautifully presented barn conversion benefits from solar PV, solar thermal, wood pellet boiler, double glazing, engineered oak flooring throughout with under floor heating to the ground floor, fibre optic broadband and heat recovery system, making the property very energy efficient. The accommodation comprises entrance hall, W.C, large open plan kitchen/diner/lounge area with stove and bi fold doors into the garden, boot room, sitting room, ground floor bedroom with en suite, cellar, study area, landing, two further en suite bedrooms. Externally the property has five grass paddocks, gravelled yard area, large four bay barn, lean to barn, machinery shed, orchard, kitchen garden with polytunnel and greenhouse, pond, planted woodland. Viewing advised to appreciate the high standard of presentation of this quite unique property.



Composite Entrance Door

Leading to

Entrance Hall

With stairs up to Kitchen/Dining Area, smoke alarm, double glazed windows to the front elevation, exposed stone work to one wall.

W.C.

With low level W.C., wash hand basin, part exposed stone work to one wall, wall light point.

Thermal Store Cupboard

With solar i boost, underfloor heating manifold, fuse board.

Sitting Room

6.55m x 3.89m

Exposed brick work to one wall, turned staircase off, door to front elevation, double glazed windows, double glazed niche windows to the rear, fibre optic connection, satellite connection.

Bedroom Three

max measurements 4.88m x 3.89m

Being L shaped, double glazed french doors to the front elevation, double glazed window.

En-Suite

With walk in corner shower, low level W.C., double glazed window, heated chrome towel rail, cork tiled floor, part tiled walls, wall light point.



Cellar

6.40m x 3.58m

With paved floor and heat recovery system.

Open Plan Kitchen/Living Space

10.36m x 3.81m

Having vaulted ceiling with exposed A frames, shelved base units with work surfaces, space for range cooker, double glazed windows to both front and side elevations, plumbing for slimline dishwasher, one and half bowl stainless steel sink drainer unit, mixer tap, tiled splashbacks, two double glazed roof lights, wall light points, exposed stone work and brick work.

Lounge Area

Having a Woodwarm stove, bi fold doors leading out to the garden area, double glazed door leading to

Boot Room

4.45m x 3.38m

Having water tank, wood pellet boiler, double doors leading out into the garden, shelving, laminate work surface, stainless steel sink drainer unit, plumbing and space for washing machine, tiled splash backs, space for fridge/freezer, roof lights.

Steps Leading Up From the Kitchen to

Study Area

With built in desk, two double glazed windows to the front elevation, vaulted ceiling, exposed beams, solar thermal controls and eddi controller, door to

Master Bedroom

4.67m x 3.86m

Double glazed window, double glazed roof light, built in wardrobes, vaulted ceiling.

En-Suite Bathroom

Dual end bath with mixer taps, walk in corner shower, wash hand basin, low level W.C., two double glazed niche windows to the rear elevation, exposed brick work to one wall, painted stone work to one wall, heated towel rail, part tiled walls, two wall light points, door to landing.

- Exquisite Barn Conversion
- Highly Energy Efficient Property
- Gardeners haven having Orchard, Kitchen Garden, Greenhouse & Polytunnel
- Approximate Plot Size of 19 Acres
- Planted Woodland with Natural Water Fed Pond
- Viewing Highly Recommended to Appreciate Area and Property





Landing

With stairs down to Sitting Room, double glazed roof lights, bespoke balustrade.

Bedroom Two

4.88m x 4.04m

Double glazed window to the front elevation, three niche windows to the side elevation, double glazed roof light.

En-Suite

With walk in corner shower, low level W.C., wash hand basin, heated towel rail, cork flooring, part tiled walls.

Externally

The property is approached along its own private driveway, to the front of the property is stone wall,

lawned area, parking area, electric car charging point, seating area, established trees, lawn, courtesy light, wood store, flower bed with trees and shrubs. Nature walk which leads through the grounds to a naturally fed pond, a gate to lower paddock, the current owners have planted over 4000 trees, including fenced orchard, coppice area. Kitchen garden with 15 raised beds, polytunnel, greenhouse, range of fruit bushes, fenced chicken coop and run. There is gate from the lane leading to the farmyard.

Every area is well fenced with stock fencing and gated with some electric mains fencing.

The 19 acres is divided into five paddocks, all of which have easy access.

Machinery Shed

6.10m x 5.61m



Four Bay Steel Framed Barn

18.06m x 9.02m

With power light and storage container, with solar photovoltaic panels.

Lean To Barn

9.17m x 3.35m

Agents Notes

The property has fibre optic broadband connected, solar photovoltaic panels, solar thermal panels and a heat recovery system. The property has two footpaths crossing the land. The private driveway provides access to a property further up the driveway.

Services

Mains electricity, water and pellet solar i boost central heating are connected at the property. 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'

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

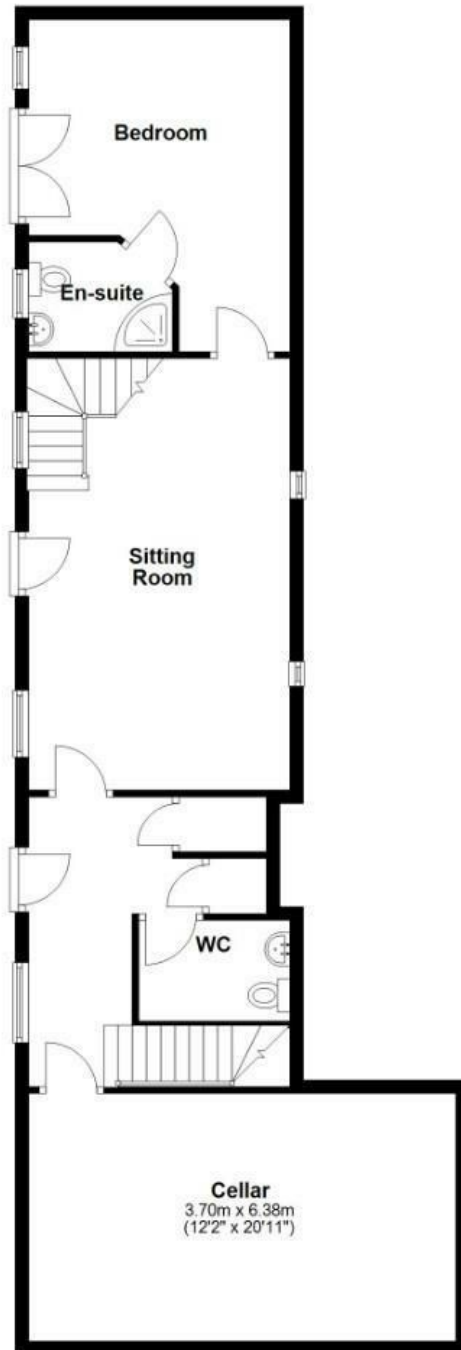
Directions

Postcode for the property is SY19 7AB

What3Words Reference is lilac.swift.pounds

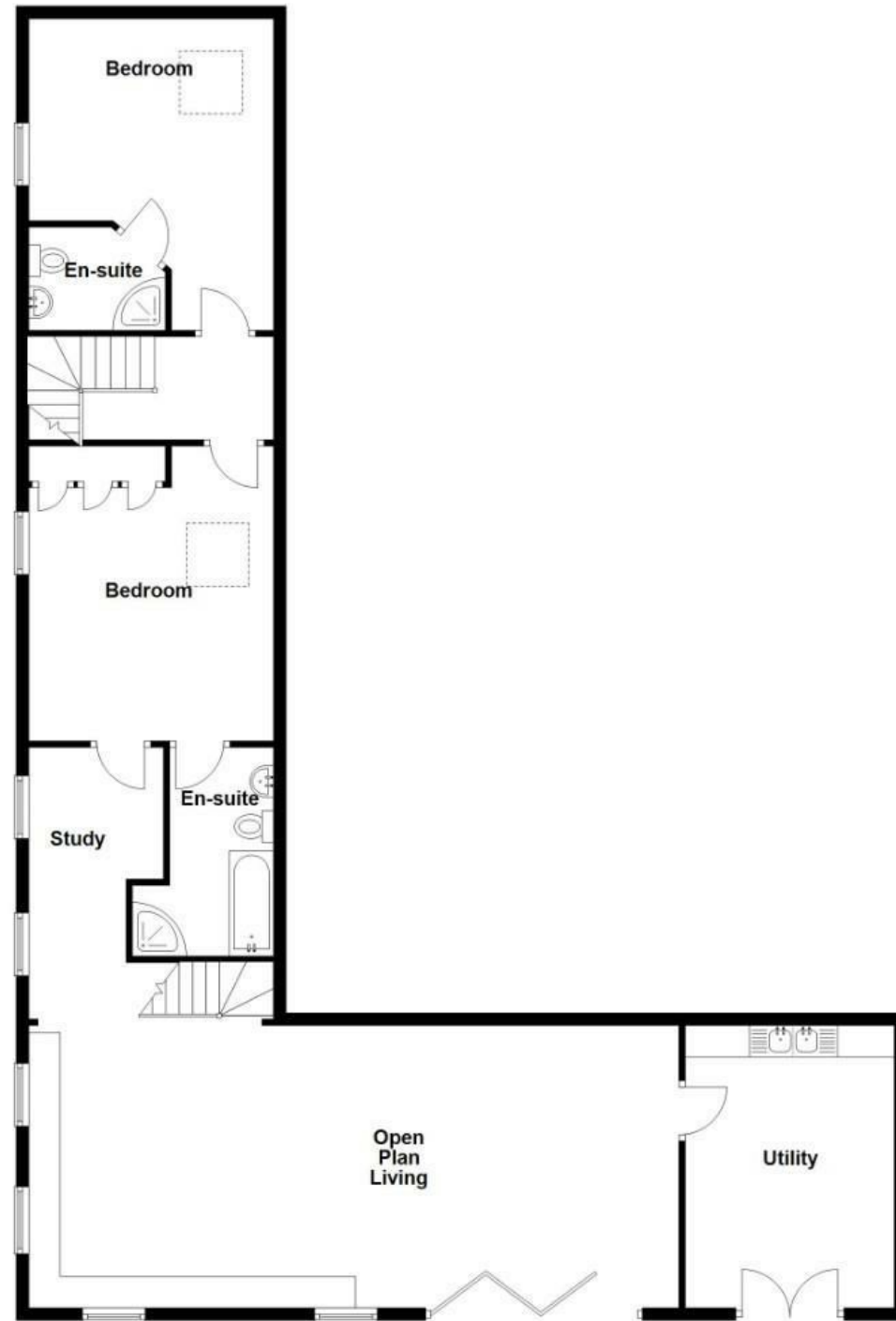
Basement

Approx. 85.5 sq. metres (920.1 sq. feet)



Ground Floor

Approx. 124.6 sq. metres (1341.3 sq. feet)



Total area: approx. 210.1 sq. metres (2261.4 sq. feet)



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	