

**FOR SALE****£375,000**

Glan Y Banwy Mathrafal, Meifod, Powys, SY22 6HS

Glan Y Banwy comprises a highly desirable and unique rural property set in one of the most beautiful parts of the renowned Mid Wales countryside.

The property will be of particular interest to fishing enthusiasts as it owns approximately 300m of single bank fishing on the River Banwy including a well known local pool called the 'Castle Pool'. The Vendors have successfully caught a number of Grayling, Brown Trout and Salmon.

Open Plan Kitchen/Dining and Living Area, Mezzanine area with exposed beams and timbers. Two generous sized bedrooms, with gardens and grounds extending to approx 1 acre. Viewing highly recommended.





- Detached Barn Conversion
- River Frontage & Rights
- Approx 1 Acre
- Superb Countryside Views
- Stunning Rural Location
- Viewing Highly Recommended

DESCRIPTION

The property has been renovated to an extremely high standard and with energy efficiency playing a major role, Glan Y Banwy has high specification insulation, and is fitted with solar panels for hot water heating. General heating is taken care of by LPG under floor heating that can be individually controlled in each of the rooms. The kitchen, dining and living areas is open plan and can be heated by a wood burning stove, again keeping the heating fuel costs down.

The property has the benefit of generous gardens and grounds including lawned areas landscaped with a pleasant selection of shrubs and trees having been planted. There is a pleasant walk along the River through the grounds ideal for dog owners.

The sale of Glan Y Banwy offers potential purchasers a rare opportunity to acquire a beautiful, recently renovated, former barn in a stunning riverside location and the Selling Agents strongly recommend an inspection.

SITUATION

The property enjoys an enviable location where the respective valleys of the River Vyrnwy and the River Banwy meet with stunning panoramic views of the Montgomeryshire countryside.

The village of Meifod is about two miles away and offers a good range of services including Primary school, Post Office/shop, Rugby Club and a regular bus service. Pont Robert, which is just a mile away, also offers a Primary school, Post Office/shop. Both have a Public House and several churches.

The local by market towns of Llanfyllin, and Llanfair Caereinion are readily accessible offering a high standard of secondary schools, health centres and leisure facilities with more extensive shopping facilities stocking local produce.

The busy town of Welshpool is about 7 miles away and has a more comprehensive range of amenities for social, educational, recreational and business needs as well good rail links. It is only a 35-minute drive to Oswestry and Shrewsbury, with excellent commuter links to Birmingham via M54 and Chester and Manchester via the A5 & M56.

The Welsh Coast is also within a 45-minute drive and the outstanding beauty spot and renowned hotel at Lake Vrynwy is approximately 10 miles away.

The area also benefits from extensive footpaths and bridleways.

OAK FRONTED ENTRANCE DOOR

Leading into

ENTRANCE HALL

With slate flooring, exposed beams, double glazed window to front elevation, low level slimline Oak door opening to a recess housing the underfloor central heating system with control panel over. Door to

BUILT-IN CUPBOARD

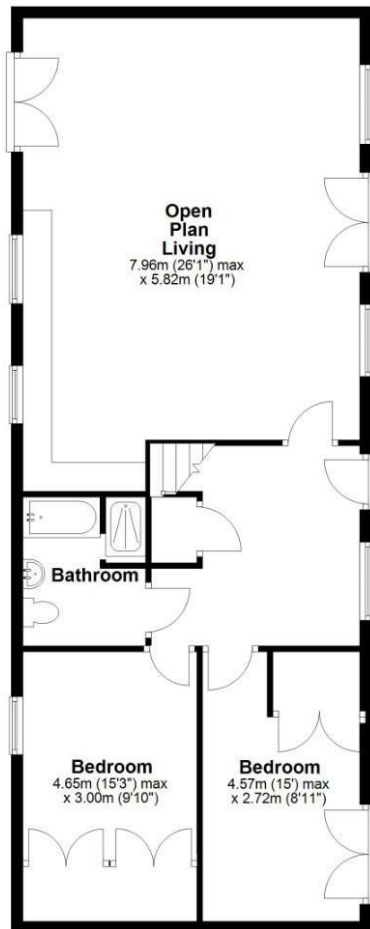
Housing the factory insulated cylinder, immersion heater with relevant pump equipment, solar panel control system and electrical switch equipment. Space and plumbing for washing machine.

OPEN PLAN KITCHEN/DINING & LIVING ROOM

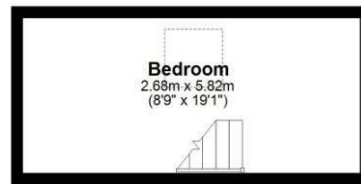
26'7 x 18'5 (8.10m x 5.61m)



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.

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.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



LIVING AREA

26'7 x 18'5 (8.10m x 5.61m)

With slate flooring, exposed beams and ceiling timbers, full length double glazed windows to front and rear elevations and glass panelled French windows opening out to front patio area, television aerial point, built in contemporary Woodwarm 5kw wood burner with flu, ceiling mounted energy efficient lights, exposed A frames, roof light.

The room is neatly divided between, approximately half being the living area, with the other half divided between the kitchen and dining area.

KITCHEN

With Antique shot blast Granite work surfaces with stainless steel single drainer double bowl sink unit, with hot and cold mixer tap over, Oak fronted cabinets below offering a good range of storage and drawer space, Hotpoint dishwasher, Hotpoint cooker with integral electric oven and grill unit with 4-ring gas hob over, wall mounted eye level storage cupboards with display shelving and extractor hood unit, ceiling spotlights, double glazed windows with deep Oak sill overlooking the rear gardens and open countryside beyond. Door to understairs cupboard.

FROM THE MAIN ENTRANCE HALL, AN OAK STAIRCASE WITH

MEZZANINE AREA

8'10 x 8'9 average (2.69m x 2.67m average)

With carpet as laid, roof light, exposed beams and timbers, power points, wall mounted light.

THE MAIN ENTRANCE HALL LEADS THROUGH TO AN

INNER HALLWAY

With high level inspection hatch (for examination of the Solar panel equipment) and access to the sleeping accommodation.

BEDROOM ONE

15'11 max x 8'10 (4.85m max x 2.69m)

With slate flooring, exposed A Frame beam and timbers, full length 'His & Hers' double fronted wardrobes with hanging, shelf and storage space, ceiling mounted adjustable spotlights (low energy), double glazed windows to rear elevation overlooking the gardens and countryside with deep Oak sill.

BEDROOM TWO

15'3 max x 8'4 (4.65m max x 2.54m)

With full length Oak fronted built in wardrobe with hanging, shelf and storage space, part A Frame beam, ceiling timbers, ceiling mounted adjustable spotlights (low energy), pair of double glazed Oak French windows opening out to the front elevation.

FAMILY BATHROOM

Of a contemporary style comprising bath with central mixer tap, large sink with mixer tap and mosaic tiling to splash areas and Oak fronted cupboard below, low level WC with twin flush, fully tiled walk-in shower housing a 'Bristan' wall mounted dual overhead and hand held shower, ceiling spotlights, ceiling extractor fan, exposed beams.

EXTERNALLY

The property is accessed over a shared driveway with next door property and in turn over its own private, gated driveway to a stoned parking and turning area, which in turn leads past the single attached garage. The stoned driveway leads to the front concrete parking and turning area which is enclosed via a traditional stone wall.

To the immediate front elevation is a low maintenance area ideal for sitting out or for harbouring plant pots, shrubs etc.

The gardens are situated to front, side and predominantly the rear of the property. To the side elevation is a lawned area with a large deck overlooking the River and the Castle pool perfect for alfresco dining. For fishing enthusiasts, the property has access to single bank fishing via a flight of concrete steps and this includes the well known Castle Pool.

The gardens extend to approximately 1 acre divided between attractive landscaped lawns bordered by an interesting variety of plants, shrubs and ornamental trees, together with mature tree area and River Bank frontage. Delightful walkways have been formed within the grounds of the property leading down to the River and along the dingle to a further fishing area.

SINGLE ATTACHED GARAGE

22'9 x 13'9 (6.93m x 4.19m)

Of brick and timber panelled elevation under a pitched slated roof with concrete floor, light and power, window to side, hardwood double access doors to front elevation. Potential for conversion to additional accommodation. Side door to

W.C.

With low level W.C., wash hand basin.

SERVICES

Mains electricity, water and LPG gas tank for central heating, private drainage to a shared septic tank system which has a 50% maintenance obligation are understood to be connected. 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 'E'



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 SY22 6HT

What3Words Reference is occupy.arrived.backacks

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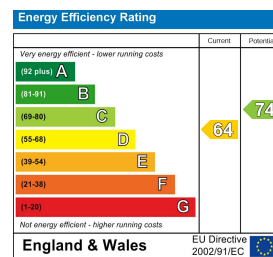
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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