



The Old Vicarage, Dylife, Llanbryn-mair, SY19 7BW

Offers in the region of £775,000

FOR SALE

Situated in a lovely rural setting the property has undergone a comprehensive scheme of refurbishment over the last three years by the current owners, improvements included re wiring, new windows, floorings, decoration, refitted kitchen and two shower rooms, new smart electric heating system utilising the power generated by the 6KW Wind Turbine. The generously proportioned property boasts large living rooms with high ceilings, library, kitchen/diner with conservatory off, utility, W.C., four generous bedrooms and two shower rooms. Outside the property has a large workshop, garage, store room, wood store, summerhouse, kitchen garden and landscaped grounds with established hedging and trees, total plot size of 2 acres. Viewing essential to appreciate the high standard of accommodation on offer.



UPVC Double Glazed Entrance Door

Leading to glass panelled Entrance Door.

Entrance Hall

Engineered Oak flooring, turned staircase off, original coving, door to Cellar, panelled glazed Oak doors leading to all Reception rooms.

Lounge

4.98m x 4.14m

With double glazed window to the front elevation, inset wood burning stove with slate hearth and decorative stone surround, engineered Oak flooring, original coving, wall mounted ceramic electric radiator.



Dining Room

4.17m x 4.17m

Double glazed picture window to the front elevation with window seat and storage cupboards under, double glazed window to the side elevation with views over the gardens, wood burning stove set on tiled hearth with original cast iron backing and stone surround, engineered Oak flooring, wall mounted ceramic electric radiator, original coving.

Library

3.73m x 2.57m

Double glazed window to the side elevation, engineered Oak flooring, ceramic electric radiator, bookcase to one wall.

Kitchen

4.37m x 4.32m

Re-fitted with a modern range of shaker style wall and base units with laminate work surfaces, display shelving glass fronted



display cabinets, ceramic sink with mixer tap, space for electric cooker, extractor canopy, tiled splashbacks, tiled floor, door to walk in pantry, central island with breakfast bar, polished composite worktop, feature ceramic electric radiator. Double doors leading to

Conservatory

4.98m x 3.18m

Double glazed windows to three elevations overlooking the gardens and farmland beyond, double glazed French doors lead out to the front elevation, tiled flooring, wall mounted ceramic electric radiator.

Walk in Pantry

2.46m x 2.29m

With a range of base units with wooden work surfaces, shelving, loft access, double glazed window to the side elevation, wall mounted ceramic electric radiator, space for fridge freezer, tiled floor, tiled splashbacks.

Inner Hallway

Door to Rear Hallway, walk in Boots Room, opens into Utility Room.

W.C.

Wall mounted wash hand basin, low level W.C., frosted double glazed window to the rear elevation.

Utility

Fitted with a range of wall and base units with wooden work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and dishwasher, loft access, shelving, recessed spotlights, double glazed window to the rear elevation, wall mounted ceramic electric heater, tiled splashbacks.

Rear Hallway

Double glazed rear access door, wall mounted electric radiator, double glazed window to the rear.

Cellar

4.19m x 4.17m

With wind turbine convertor, slate floor covering, exposed ceiling beams, opens into

Storage Area

2.74m x 2.44m

Slate flooring and stairs off.

Galleried Landing

Double glazed picture window to the rear elevation, wall mounted electric radiator, loft access with drop down ladder leading to boarded storage area.

- Impressive Four Bedroomed Character Property
- Renovated to a High Standard
- Range of Outbuildings
- Stunning Location with Far Reaching Views
- Modern Features for Family Living
- Superb Kitchen, Utility Room, Dining Room, Lounge, Library & Conservatory
- Landscaped Gardens within a Plot Size of 2 Acres
- Viewing Highly Recommended





Master Bedroom

5.00m x 4.14m

Fitted with a range of built in wardrobes, double glazed window to the front elevation, wall mounted ceramic electric radiator, engineered Oak flooring.

Bedroom Two

4.47m x 4.19m

Double glazed window to the front elevation, recessed wood burning stove set on slate hearth, wall mounted ceramic electric radiator, engineered Oak flooring.

Bedroom Three

4.17m x 4.19m

Double glazed window to the side elevation, range of built in wardrobes, airing cupboard, engineered Oak flooring, wall mounted ceramic electric radiator.

Bedroom Four

3.66m x 2.90m

Double glazed window to the side elevation, wall mounted ceramic electric radiator, engineered Oak flooring.



Family Shower Room

Which has been refitted with a large walk in rainfall shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, double glazed window to the front elevation, recessed spotlights, extractor fan, wall mounted electric heated towel rail, wood effect luxury vinyl flooring.

Shower Room

Been refitted with walk in double shower with rainfall head, electric heated chrome towel rail, low level W.C., wash hand basin set on vanity unit with storage cupboard under, wood effect luxury vinyl flooring, extractor fan, recessed spotlights.

Externally

Garage

4.95m x 3.56m

With up and over door, two roof lights, power and light.

Workshop

6.48m x 3.51m

With UPVC double glazed French doors providing access, double glazed windows to front and side elevations, workbench and shelving, power and light, wood burning stove, non slip floor covering, two roof lights.



Store Room
5.31m x 3.71m

With windows to the front and side elevations, roof light, mezzanine storage level, power and light.

Lean-to Wood Store

External power sockets.

Gardens

The garden is approached along a gravelled driveway leading to parking areas to both the front and rear of the property, there is a bore hole, established trees, lawned area, hedge surround, established borders with a wide variety of trees and shrubs. Two greenhouses. Privet hedging to the front of the property, storage area.

Summer House
5.49m x 3.53m

With panelled glazed French doors and windows to three elevations, power and light.

Kitchen Garden

With four raised vegetable beds, wrap around lawn, range of fruit trees, established trees and shrubs.



To The Rear of the Property

There is a lawned area, wind turbine, hedge surround, fruit bushes, new hedging, pond, further nature pond and patio seating area.

Agents Notes

The property is fitted with a six kilowatt wind turbine producing around 13 megawatts per year covering the majority of the heating costs for the property.

Services

Mains electricity and water are connected at the property. The property has full Fibre to the premises (FFTP) connection. None of these services have been tested by Halls.

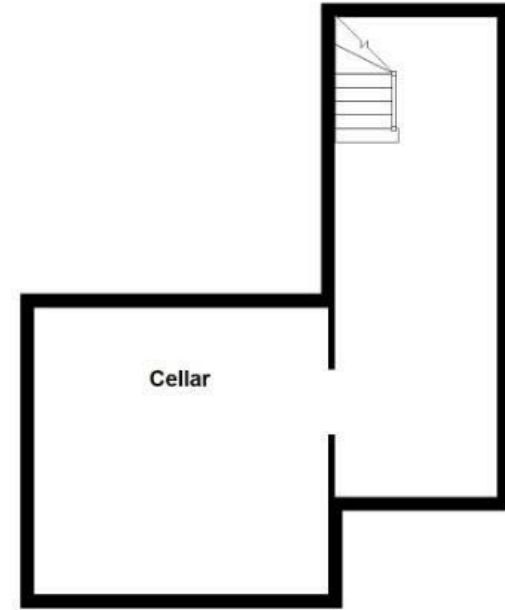
Local Authority/Tax Band

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.

Basement
Approx. 35.0 sq. metres (376.9 sq. feet)



Ground Floor
Approx. 130.3 sq. metres (1403.0 sq. feet)



First Floor
Approx. 94.0 sq. metres (1012.2 sq. feet)



Total area: approx. 259.4 sq. metres (2792.1 sq. feet)



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Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions
Postcode for the property is SY19 7BW

What3Words Reference is ///duplicity.crouching.pictured

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

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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