

FOR SALE

The Boat House Llandrinio, Llanymynech, Powys, SY22 6SG



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.



FOR SALE

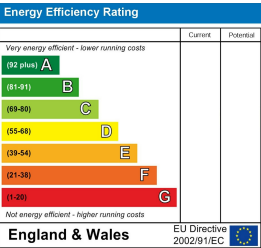
Offers in the region of £575,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



Motivated seller - Offers invited - Grade II listed cottage with Royal charter. This three bedroom cottage boast a wealth of character features and comprises entrance porch, sitting room, breakfast kitchen, dining room, lounge, landing, two double bedrooms with en suites, further double bedroom and family bathroom. The property sits in a plot of approx. 7.5 acres and is currently run as a campsite with shower room/ W.C. facilities. The property has a paddock of around 5.5 acres and has river frontage, oil central heating, and klargester septic tank. The property will be of interest to equestrian buyers and those looking to run a business.



01938 555 552

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



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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- River Frontage
- Land totalling approx 7.5 acres
- Campsite and Facilities
- Large Metal Shed & Caravan
- Oil Fired Central Heating

French doors leading to

Entrance Porch
with tiled floor, windows to three elevations, part glazed stable door leads into

Sitting Room
14'9 x 13
With inset multi fuel stove set on tiled hearth, windows to two elevations, central heating radiator, storage cupboard, exposed wall and ceiling beams, tiled floor, stair off, opens into

Kitchen/Breakfast Room
17'5 x 10'5
Fitted with a range of wall and base units, tiled worktops, space for range cooker and fridge freezer, plumbing and space for dishwasher, windows to two elevations, central heating radiator, tiled floor, loft access, fuse board, heating timer controls

Dining Room
15'6 x 15'2
Large inglenook fireplace with multifuel stove set on tiled hearth, exposed ceiling beams, tiled floor, central heating radiator, door and window to front, glazed doors lead into

Lounge
22'3 x 13
With electric feature fire with stone effect surround and hearth, windows to two elevations, French doors lead out onto the gravelled entrance area, exposed ceiling beams, tiled floor, central heating radiator

Galleried Landing
Exposed wall beams, tongue and groove ceiling, central heating radiator

Bedroom 1
15 x 14'8
Original cast iron fire surround and grate, vaulted ceiling, exposed ceiling beams, central heating radiator, two wall light points, exposed wall timbers, window to front

En-suite
with walk in double shower, low level WC, pedestal wash hand basin, tiled walls, tongue and groove ceiling, central heating radiator, exposed wall timbers

Bedroom 2
16'8 x 15'2 maximum measurements
L shaped, two windows to the side elevation, cast iron feature fireplace with tiled hearth, vaulted ceiling, exposed wall timbers and ceiling beams, central heating radiator

Wet Room
with electric shower, low level WC, wall mounted wash hand basin, central heating radiator, extractor fan, part tiled walls

Bedroom 3
12'9 x 12'7
window to the rear elevation, vaulted ceiling with exposed wall timbers and ceiling beams, central heating radiator

Family Shower Room
with walk in double shower, low level WC, pedestal wash hand basin, frosted window to the front elevation, part tiled walls, tongue and groove ceiling, exposed wall timbers, central heating radiator

Externally
To the front the property has gated and gravelled driveway, Worcester Oil fired boiler, outside tap, lawned area, stocked borders, courtesy light, greenhouse, gate to field, gate to river, power point.
Opposite the property twin gates provide access to a gravelled parking area with large 3 bay metal shed, orchard area, static caravan, lawned area.
Double gates provide access from the front garden to the 5.5 acre paddock with River frontage.

Campsite Facilities
Kitchen area with 1 1/2 bowl sink drainer unit, mixer taps, space for fridge freezer, tiled floor and walls, plumbing and space for washing machine.
Two shower rooms and two WCs.

Camping Area
Double gates lead onto gravelled area and camping field with chemical disposal point and drinking water point.

Agents Notes
The property has Royal Charter from King Charles II. The property is also Grade II Listed.

Services
Mains electricity, water and oil central heating are connected at the property. Drainage is 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 '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 6SG

What3Words Reference is songbirds.unusable.dockers

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