

FOR SALE

Cwmpen Llydan Llanbrynmair, Powys, SY19 7EA



Approximate Area = 1599 sq ft / 148.5 sq m (excludes wood stores / open store)
Outbuildings = 632 sq ft / 58.7 sq m
Total = 2231 sq ft / 207.2 sq m
For identification only - Not to scale



FOR SALE

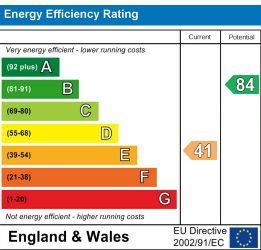
Offers in the region of £637,000

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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



Off Grid Grade 2 listed Welsh upland period farmstead built around 1827. Requiring 4 x 4 access, this beautiful period cottage boasts a plethora of original features. The farmstead sits in a plot of 12 acres in total having a 2 acre fenced paddock and 10 acres of mixed woodland and a number of streams running through it. There is fibre broadband to the property, solar PV electricity, spring water and private drainage. The views from the property are quite spectacular along the valley. If you are looking to get away from the rat race you may have just found the perfect property.



01938 555 552

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



OnTheMarket.com



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Grade 2 listed Welsh upland period farmstead built around 1827**
- **Original features throughout**
- **Spectacular views across the valley**
- **Property sits in a plot of 12 acres with further mixed woodland and streams**
- **Solar PV electricity, spring water and private drainage**
- **Property is only accessible by 4X4 - viewings strictly by appointment only**

Entrance Porch

Timber entrance door into

Kitchen/ Dining Room

Large stone inglenook fireplace with woodburning stove set on slate inset on slate hearth with oak mantelpiece, original slate flooring, exposed ceiling beams, slate windowsill to rear, metal frame window to front, inset range cooker and bread oven, ceramic butler sink, door to rear porch and door to cellar.

Hallway

Door to stairs, original floorboards, doors to lounge and store room.

Parlour

Open fireplace with cast iron surround, grate and tiled hearth, original floorboards, metal frame window to rear, storage cupboard, dado rail and door to

Study

Metal framed window to front, original floorboards.

Store Room

Metal framed window to front, original floorboards, exposed ceiling beam, built in storage cupboard, original period staircase leading to

Landing

Exposed original floorboards, exposed ceiling beams.

Bedroom One

Vaulted tongue and grooved ceiling with exposed ceiling beams, metal framed window to the front elevation, storage cupboard, ladder provides access to loft space, door to

Dressing Room

Window to rear, exposed ceiling beam, storage cupboard.

Bedroom Two

Exposed original floorboards, exposed ceiling beams, metal framed window to rear, tongue and grooved cladding to one wall.

Bedroom Three

Metal framed window to front elevation, exposed floorboards and ceiling beams, airing cupboard.

Bathroom

Bath, pedestal wash hand basin, low level W.C., metal framed window to the front elevation, exposed original floorboards, exposed ceiling beams.

Cellar

Stone staircase leading down from the kitchen with slate flooring, door to side, Aquatron composting toilet system with window to the rear.

Externally

The property is approached along a private driveway from the lane, only accessible by 4X4. There is a gated entrance onto the twelve acres of land where there is parking and turning area. To the front of the property there is a pigsty, lawned area, entrance porch with cobbled pathway, solar PV panels, two stables and store with hay loft above and wood store to the side, stream, original access to the property along the valley, four level reed bed, filtration system which feeds into the stream, six raised vegetable beds and diesel tank. There is twelve acres of stocked woodland with a variety of species including large Sitka, open two acre paddock which is fenced, pathway leads through the woodland with a bridge over the stream to further woodland walk.

Agents Notes

4X4 access only. Strictly viewing by appointment. Proceedable buyers only. The property is off-grid and electricity is provided by photovoltaic panels and battery storage. There is fibreoptic broadband and phone available at the property but the property has an option agreement in place to provide a guaranteed income to the next owner over a thirty year period, increasing once work commences on the wind turbine farm. The property has a private water supply with 800 gallon holding tank on the hill behind the property, private drainage, Aquatron composting toilet system and reed bed drainage.

Services

This property is off-grid. Private water and private drainage 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 'A'

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 7EA

What3Words reference: shoppers.purple.countries

****4X4 ACCESS ONLY - STRICTLY VIEWING BY APPOINTMENT ONLY****

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