



Llanerch, Llandrinio, Llanymynech, Powys, SY22 6SG

**Offers in the region of £545,000**



# FOR SALE

Situated in the semi rural location of Llandrinio between Shrewsbury, Oswestry and Welshpool, Llanerch is a unique detached property that has been finished throughout to a very high standard. The property briefly comprises: large reception hall, sitting room with fitted log burner, vaulted garden room, kitchen/dining room, double bedroom currently used as a cinema room with an adjacent downstairs shower room. Upstairs, the property has two large double bedrooms, both with ensuites, together with a study/small bedroom four. Attached is a large well equipped garage with utility facilities and W.C. The property benefits from underfloor heating and radiators to ground/first floor respectively. The property is approached through electrically operated security gates leading onto its private driveway, which extends up to a large parking area with maintained gardens to two sides with wonderful rural views.



Pillared entrance porch leads to a UPVC wood effect panelled and leaded glazed front door with an opaque glass side screen set to one side, giving access to:

## Reception Hall

With ceramic tiled flooring with underfloor heating, door to useful storage cupboard, enclosing underfloor incorporating underfloor heating manifold, feature staircase leading to first floor, double glazed window to the front, access to loft with folding loft ladder, partially boarded with lighting, door to

## Shower Room

Fitted with a modern suite comprising a fully tiled shower cubicle with glazed screens, vanity wash basin with mirror and lighting unit above and storage, cupboard alongside, further built-in cupboards below, W.C., ceramic tile flooring, chrome heated towel rail, further wall mounted convector heater, extractor fan, recessed spotlights, tiled sill to opaque glass window to the rear.

## Living Room

Feature fireplace with raised granite hearth and wood surround with log burner inset, underfloor heating, two central light points, coving ceiling, two wall light points, TV aerial socket, ample power points, UPVC double glazed windows overlooking gardens, archway through to

## Garden Room

With feature vaulted ceiling, underfloor heating, ample power points, uPVC double-glazed windows overlooking gardens and fields with further double-glazed skylights above, double French doors give access to gardens, with full length glazed side screen set to either side, glazing wooden service door gives access to





### Kitchen/ Dining Room

With a range of oak shaker style units comprising 1 1/2 bowl single drainer sink unit set into granite worktop, extending to three wall sections with an extensive range of cupboards and drawers under and granite splashback, built-in dishwasher, Rangemaster classic 90's electric cooking range, with five ring induction hob and double oven and grill under, built-in matching extractor hood above, further island unit with matching granite worktop and a further range of cupboards and drawers under, extensive range of eye level cupboards incorporating display units with built-in lighting and pelmet lights, built-in fridge /freezer, ceramic tiled flooring with underfloor heating, range of recess spotlights, coving to ceiling, double glazed uPVC windows overlooking front forecourt and gardens to the side, service door to garage, glazed and wooden door leads back to reception hall.

### Cinema/ Bedroom Three

This room is presently fitted out as a cinema room but could easily be turned back into a bedroom. With underfloor heating, power and lighting points and UPVC double-glazed window to the front. From Entrance Hall, oak staircase with half landing and feature uPVC double glazed coloured leaded glass window overlooking fields.

### Landing

With radiator, power and lighting points, built-in cupboard enclosing hot water cylinder, further built-in storage cupboard with hanging rail, shelving and lighting point. Landing gives access to bedroom accommodation comprising:

### Principle Bedroom

With radiator, power and lighting points, two further wall light points, range of built-in wardrobes to one wall providing extensive hanging space and shelving, UPVC double glazed windows to the side overlooking fields and gardens with views toward The Breidden Hills in the distance. Door to

### Ensuite

Fitted with a contemporary suite comprising a panelled P shaped bath with fitted double head shower unit above and glazed side screen, vanity wash hand basin with mirror and lighting unit above and range of built-in cupboards below, W.C., chrome heated towel rail, ceramic tiled flooring, range of recessed spotlights, extractor fan, UPVC double glazed opaque glass window to the side.

### Bedroom Two

With radiator, power and lighting points, uPVC double glazed window overlooking gardens with wonderful views over fields towards Rodney's Pillar, access to roof space with built-in loft ladder, the loft is fully boarded with lighting and power point. Door to

- Individually designed four bedroom detached house finished to a very high standard
- Ground floor bedroom with two further generous ensuite bedrooms, and bedroom/study to the first floor
- Secure access with ample off-road parking, large garage and lawned areas with farmland views
- Situated on the outskirts of Llandrinio between Shrewsbury, Oswestry and Welshpool
- The property benefits from UPVC double glazing, underfloor & radiator oil fired/solar heating throughout and fibre broadband
- Viewing is essential to appreciate the quality of finish, space and rural setting







#### Ensuite

Fitted with fully tiled shower cubicle with double-headed shower unit and concertina glazed sliding door, vanity wash basin with tiled splash back, mirror and lighting unit above with storage cupboards below, ceramic tiled flooring, chrome heated towel rail, extractor fan, recessed spotlights, double glazed window to the rear.

#### Bedroom Four/ Study

With a range of built-in shelving, radiator, power and lighting points, UPVC double glazed window to the front, door to built-in storage cupboard with range of shelving, access to small loft area.

#### Garage/ Utility Area

With electric up and over door, concrete floor, power and lighting points, service door and window to the rear, range of units with built-in sink and plumbing for washing machine, range of eye-level units above, further range of units incorporating oil fired boiler. Door to

#### W.C.

With low level W.C., wash hand basin set on vanity unit with mixer tap, extractor fan.



#### Garden and Grounds

The property is approached through double wrought iron electrically operated gates leading onto private tarmac drive with hedging set to both sides, extending to a large tarmac forecourt, providing extensive off-road parking with a range of outside lights and outside power points, giving access to the garage. Further hard standing set to the side of the garage with similar area adjacent to ground floor bedroom suitable for boat/caravan, brick paved pathway leads up to the front door and extends down the side giving access to the gardens. These are situated on two sides of the property and can be accessed from the sunroom, which leads out onto a good-sized paved patio leading onto lawned areas surrounded by shrub borders. Extensive range of outside lights and outside water taps, paved path with further small gravel sitting area set to one side leads to further lawn area with a range of raised flowerbeds and timber garden store, further outside power points and lighting. The garden runs to a good size and are bordered by fields to the side and enclosed by a variety of mature hedging.

#### Agents Notes

This property is on a shared septic tank.





### Services

Mains electricity, 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 'F'

### Viewings

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@hallsgb.com

### Directions

Postcode for the property is SY22 6SG

What3Words Reference is halt.forensic.future

### 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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

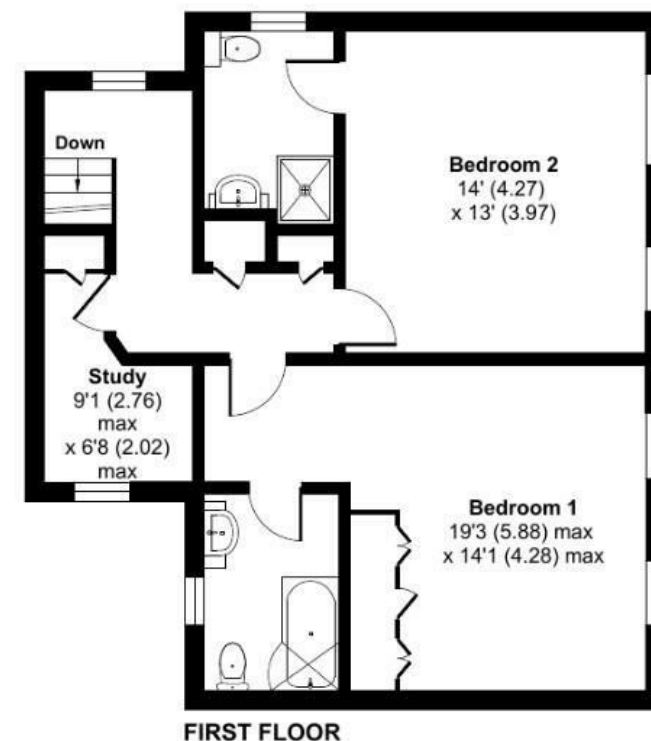


Approximate Area = 1772 sq ft / 164.6 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 2021 sq ft / 187.7 sq m

For identification only - Not to scale









FOR SALE

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EPC Rating

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (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 |           |