



MAES Y GLYDFA

LLANFAIR CAEREINION | WELSHPOOL | SY21 0HD





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Welshpool 11.8 miles | Newtown 14.7 miles | Shrewsbury 30.7 miles | Oswestry 22.0 miles
(all mileages are approximate)

BEAUTIFULLY RESTORED 18TH CENTURY WELSH LONGHOUSE
FINISHED TO AN INCREDIBLY HIGH STANDARD WITH BEAUTIFULLY
LANDSCAPED GARDENS, WOODLAND AND WILDFLOWER MEADOW

Sitting in an overall plot of around 5 acres
Retaining many character features including inglenook fireplaces
Fantastic sun lounge with picture windows overlooking the wildflower meadow and views beyond
Multi-use 75ft x 32ft steel portal former showroom
Range of further outbuildings including workshop, shed and kitchen garden



Welshpool Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

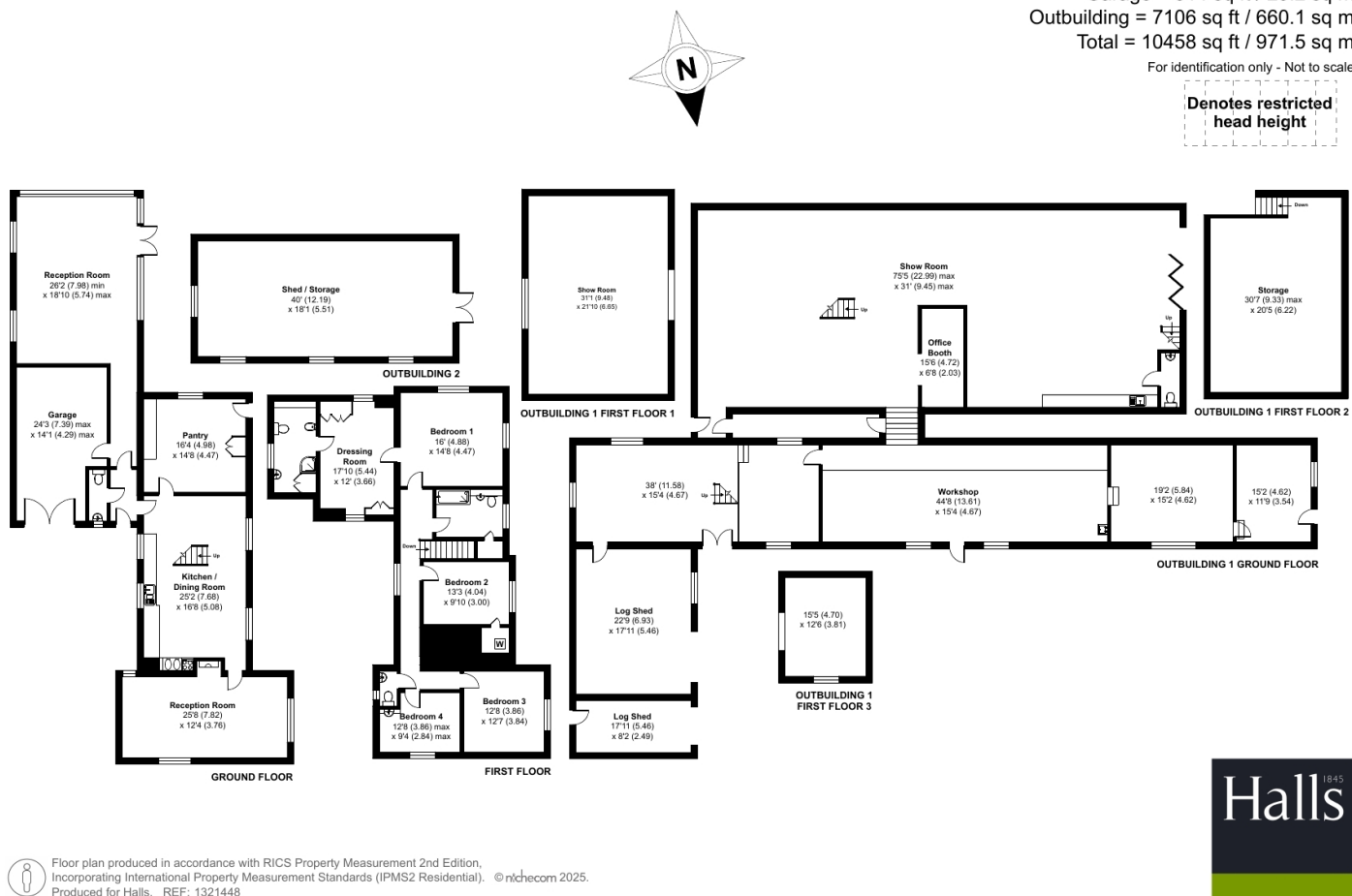
Maes Y Glydfa was originally an 18th Century Welsh Longhouse purchased by the current owners 45 years ago. Since purchase, the owners have created a unique property with magical gardens leading down to a large established pond with a jetty, woodland with a wide variety of native trees along with a number of specimen trees, wild flower meadow with paths and a kitchen garden. Viewing is essential to appreciate the high standard of finish throughout the property, grounds and outbuildings. A truly special family home in a unique location.

SITUATION

Situated only a short drive from Llanfair Caereinion, the property provides easy access to a wide range of local amenities including schooling, public houses, GP Surgery, Dentist and a petrol station. Barmouth is located just an hour away for those looking to weekend on the coast and the Welshpool & Llanfair Light Railway provides a more scenic way to travel back between Llanfair Caereinion and Welshpool.

PROPERTY

This 18th Century Welsh Longhouse has undergone a comprehensive scheme of refurbishment to the highest standard. The property has bespoke oak windows and latch internal period doors with a number of exposed ceiling beams. Being approached by a covered entrance porch with seat, an oak front door provides access into a large open plan farmhouse kitchen with bespoke Kenton Jones oak kitchen with under floor heating, inset oil AGA, Victorian tiled splashbacks, central open staircase and a large walk in pantry. The property has a generous sitting room with a large inglenook with Aarrow wood burning stove.



To the rear of the property is an amazing sun lounge that the owners have created with full height picture windows overlooking the wildflower meadow and valley beyond. Upstairs is a principle suite with vaulted ceiling to the principle bedroom, large dressing room and ensuite. There are three further double bedrooms, family bathroom and W.C. to the first floor.

The gardens, woodland, meadow and buildings are particular features of the property, offering any purchaser a wide variety of usage depending on the privacy that is required.



EXTERNALLY

The property is approached from a council lane, along a private drive (owned by the neighbouring farmer), over which runs a bridal path through the yard.

There is a large parking and turning area. Just off the yard is a steel framed portal building 75ft x 32ft (former showroom) with two mezzanine levels, kitchen area and office and also has vehicular access into the space. This space offers a multi-usage to any purchaser.

Located below are a range of outbuildings including a stone/ slate roof workshop, store room, timber store and additional store room with mezzanine level. This lovely stone building could offer rental potential if so required (subject to planning) and could be converted into a number of letting units or a dependant relative suite.

To the rear is a kitchen garden with eight raised beds, green house, poly tunnel and garage.

To the front of the property is a large south facing patio, an ideal entertaining area which can be accessed from the kitchen.

The property benefits from solar PV panels, drainage via sewage treatment plant and a borehole water supply.

PRICE

This property is for sale for offers in the region of £950,000 by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, private water supply, private drainage and oil fired central heating. None of these services have been tested by Halls.

EPC

Rating 'C'

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

DIRECTIONS

Postcode for the property is SY21 0HD

What3Words Reference is skidding.wording.rapid

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWINGS

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



