



TYN Y FEDW

LLANGADFAN | WELSHPOOL | SY21 0QE





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Llanfair Caereinion 6.6 miles | Welshpool 15.2 miles | Newtown 18.1 miles | Oswestry 25.2 miles | Shrewsbury 33.9 miles
(all mileages are approximate)

SITUATED IN THE DYFNANT FOREST IN A LOVELY PRIVATE LOCATION

Characterful detached farmhouse
Sitting in a plot of around 1.5 acres
Detached triple garage
Timber cabin located in the garden
Delightful rural location



Welshpool Office

14 Broad Street, Welshpool, Powys,
SY21 7SD

T: 01938 555552

E: welshpool@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Tyn Y Fedw is a delightful detached stone farmhouse which has been extended and is situated in a beautiful setting in the Dyfnant Forest.

The property offers a high degree of privacy and plenty of walking, cycling, water sports and riding at the Rainbow Trails located nearby. There are amenities locally in Llanwddyn and Llangadfan including cafes and public houses.

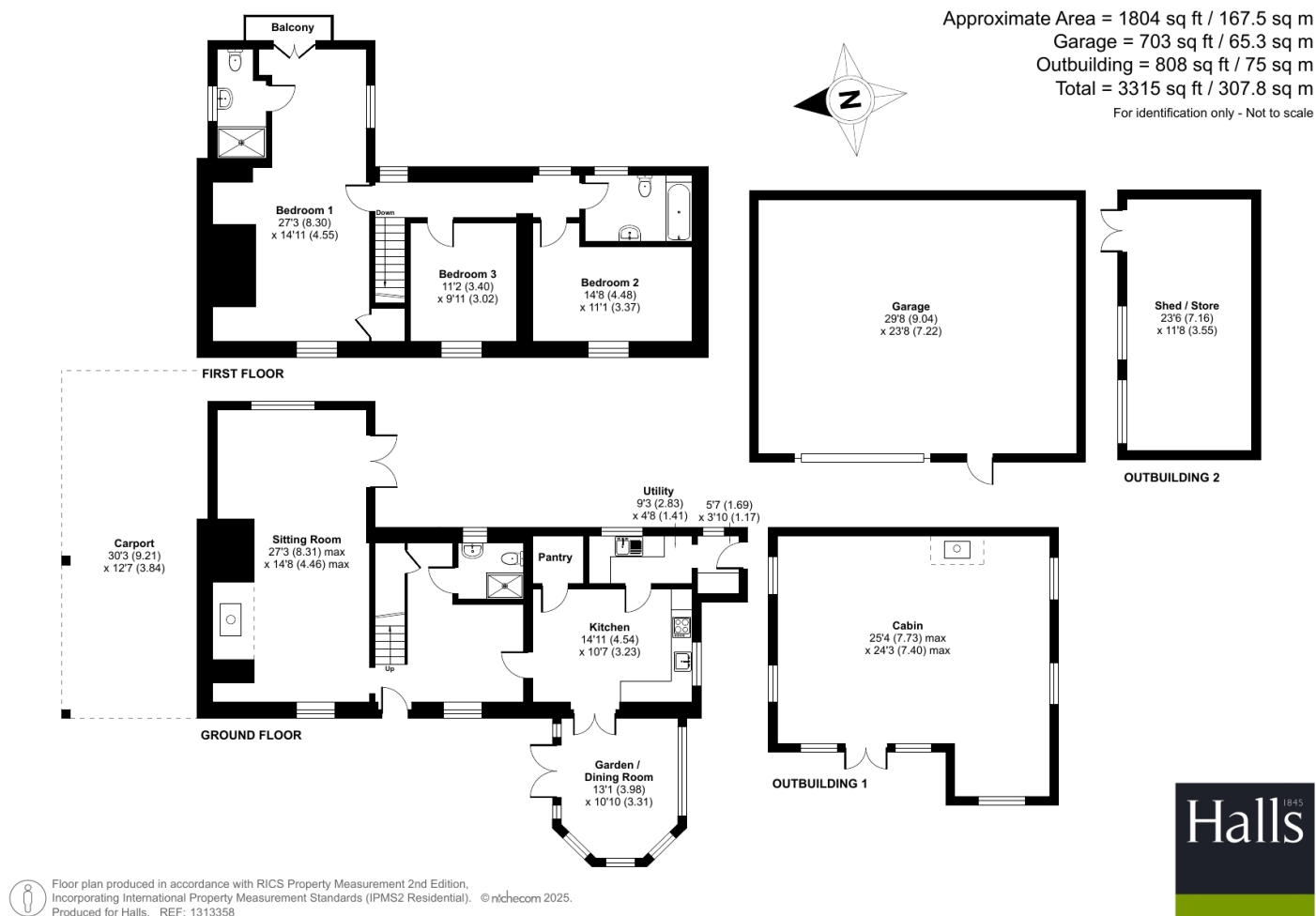
Externally, the property has the benefit of a large log cabin, workshop, triple garage and a well maintained garden.

SITUATION

Tyn Y Fedw offers a rare opportunity to acquire a truly special property. One of the most notable features of the property is its location, nestled in a sheltered forest glade with total privacy, stunning views and surrounded by an abundance of wildlife.

The property is accessed from a council maintained roadway via a hardcore forestry track and in turn via its own gated driveway to a gravelled parking and turning area.

The house has been completely renovated to an exacting standard and retains many original features including exposed beams and timbers, exposed internal stone walling and a super stone Inglenook in the main reception room. The accommodation is generous and well laid out over two floors. The ground floor offers a large kitchen, sitting room, garden/ dining room, utility room and shower room. The first floor comprises of three double bedrooms and a family bathroom. Prospective purchasers should note that the Vendors have chosen to have a large bedroom suite with ensuite in favour of a fourth bedroom, but it is perfectly possible to convert this to take in an extra bedroom.



Tyn Y Fedw is situated in a woodland glade approximately 2 miles from the hamlet of Llwydiarth and just over 5 miles from the nearest village of Llangadfan. It is located in an area of great beauty enjoying privacy and seclusion whilst not being a long drive from civilisation. Local towns include Welshpool, Oswestry and Shrewsbury.

The beautiful landmark of Lake Vyrnwy lies only 4.8 miles away for those looking for water sport activities and walking. The Lake Vyrnwy Spa Hotel offers fine dining and relaxing spa facilities in a stunning setting.



EXTERNALLY

Tyn Y Fedw sits in a generous plot extending to approximately 1.5 acres with a large parking and turning area and front lawned garden with log cabin, rear triple garage with adjoining kennelling and log stores. The main garden is to the rear and comprises of a lawned area with plant and shrub beds interspersed with a raised gazebo with glorious views down the Valley. To the rear of the house is a patio area with great views. There is a car port and further detached workshop to the side of the front driveway.

The triple garage is of timber framed construction under a pitched slated roof with electric up and over garage door, pedestrian access door, light, bonded concrete floor, high level windows to side elevation, ceiling strip lights, eight double sets of power points, ample space for fridge and freezer units, some boarded loft space. Separate well water is supplied to the garage and can be used for car washing and watering plants.

To the side of the garage are purpose built timber framed dog kennels with an adjoining 3-bay log store.

The workshop has double doors to a single room (24' x 12') with light, power and windows to front elevation.

PRICE

This property is for sale for offers in the region of £650,000 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, private drainage and oil fired central heating. None of these services have been tested by Halls.

EPC

Rating 'E'

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band - F

DIRECTIONS

Postcode for the property is SY21 0QE
What3Words Reference is prompts.tracking.overture

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.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

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

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.



