



Nant Yr Hen Glawdd, Llangynog, Powys

 Knight
Frank

Nant Yr Hen Glawdd, Llangynog, Powys, **SY10 OHD**

A striking extended Welsh stone cottage with unique and versatile range of outbuildings surrounded by approximately 8 acres.

Summary of accommodation

Ground floor Sitting/dining room | Living room | Kitchen breakfast room

Utility room | Shower room

First floor Principal bedroom | Bath/shower room | Three further bedrooms and en suite shower room

Gardens, grounds and outbuildings Landscaped gardens | Detached stone barn/workshop | Detached quadruple garage with office/media room above | About 6 acres of hill pasture.

Situation

Located near the village of Llangynog with its village hall, bowling green, two public houses, and local church. There is a medical clinic in Llanfyllin with further amenities available in the popular market towns of Oswestry and Welshpool, both boasting a wide range of hotels, restaurants, and cafes, major retailers as well as an eclectic mix of independent stores, together with an array of leisure facilities. The A5 offers excellent transportation links to both north and south and Gobowen's rail links to London Euston. There is a selection of nearby state schools, including Ysgol Pennant in Penybontfawr and a High School in Llanfyllin, together with a wide range of noteworthy independent schools including Oswestry School, Moreton Hall, Shrewsbury High School, and Shrewsbury School.





Nant Yr Hen Glawdd

Nant Yr Hen Glawdd is a lovely extended Welsh stone cottage which has been sympathetically improved by the current owners. The ground floor offers a large entrance/dining hall, sitting room and kitchen breakfast room, all with delightful views over the landscaped gardens. The sitting room has access out to the south-facing terrace which leads to the oak framed summerhouse. The utility room and adjacent shower room with W.C. complete the ground floor accommodation. The first floor has four bedrooms with the principal bedroom served by an en suite bathroom whilst the remaining bedrooms use a shower room which can be utilised as an en suite for the guest bedroom, dividing away by the landing doorway if required.





Sympathetically
restored

Nant Yr Hen Glawdd

Main House Approximate Gross Internal Floor Area
174 sq m / 1873 sq ft

Gazebo Approximate Gross Internal Floor Area
12 sq m / 129 sq ft



Ground Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.




Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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Nant Yr Hen Glawdd is surrounded by wonderful, landscaped gardens standing in a semi elevated position with views down the Tanat valley.

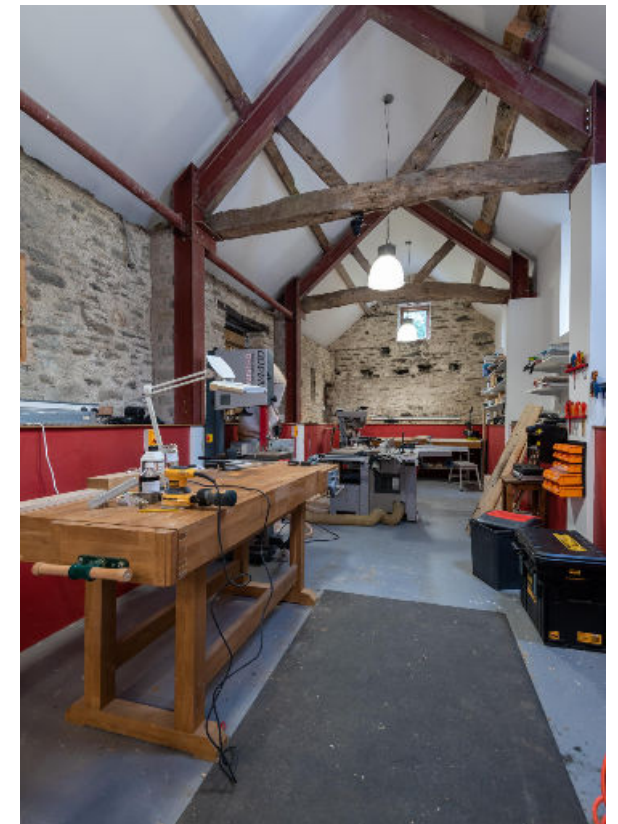
Garden and Grounds

Stood within the grounds are two versatile outbuildings, with the nearest to the house being a converted stone barn that provides a well-equipped workshop with mezzanine floor. Subject to the necessary permissions, this building could serve a number of purposes, including secondary accommodation. It has consent for conversion to a holiday let for up to two units. Further away from the house is a detached building constructed in 2020 that can accommodate six vehicles on the ground floor and a wonderful open plan first-floor area currently utilised as a home cinema/office with kitchen facilities. There is approximately 6 acres of hill pasture rising up the valley and close to the southern boundary is a beautiful stream with waterfalls that runs adjacent to the driveway.





Hugely
versatile
outbuildings.

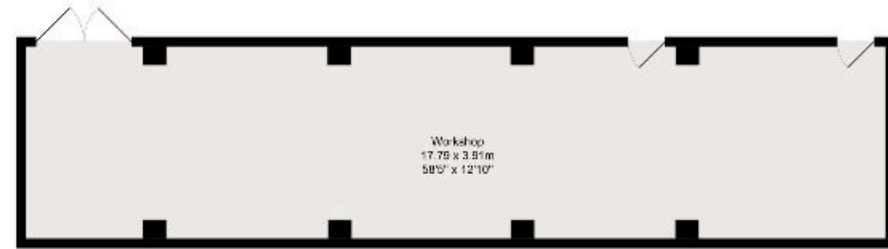




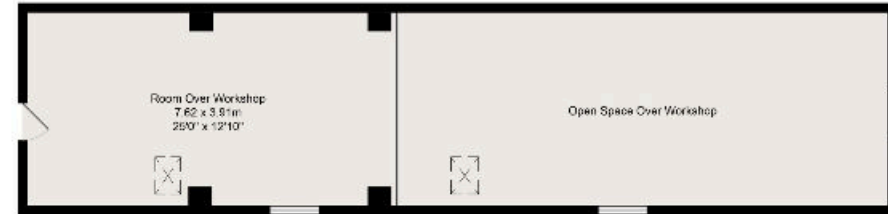
Garage Ground Floor



Room Over Garage



Workshop



Room Over Workshop

Outbuildings

Garage and room over Approximate Gross Internal Floor Area
211 sq m / 2271 sq ft

Workshop and room over Approximate Gross Internal Floor Area
100 sq m / 1077 sq ft

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Property information

Tenure: Freehold

Services: Private water (borehole) and septic tank

Local Authority: Powys County Council

Council Tax Band: G

Directions (Postcode SY10 0HD)

In Llangynog turn left at the New Inn Public House and then immediately right signposted Workshops and Memorial Hall. Pass these and proceed for approximately a quarter of a mile and the property can be found on the left-hand side.

Distances: Llangynog 0.5 miles, Oswestry 19.6 miles, Shrewsbury 33.6 miles, Welshpool 22 miles (Distances are approximate).





Nant Yr Hen Glawdd

Location SJ 044 266
 Scale 1:1,500 @ A4
 Drawing No. X19974-01
 Date 27.06.23



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