

# Corsydd Meifod SY22 6DT



4 Bedroom House  
£460,000

## The features

- CHARMING DOUBLE FRONTED DETACHED HOME
- LOUNGE, SNUG/SITTING ROOM, FAMILY DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- DRIVEWAY WITH PARKING, LARGE GARAGE/WORKSHOP
- VIEWING ESSENTIAL.
- BEAUTIFULLY PRESENTED WITH WEALTH OF CHARACTER
- RE-FITTED KITCHEN/BREAKFAST ROOM AND LARGE UTILITY
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL WELL STOCKED GARDENS BORDERED BY FIELDS



\*\*\* CHARMING DOUBLE FRONTED COTTAGE WITH WEALTH OF FEATURES \*\*\*

Bursting with character, this immaculately presented, much improved double fronted home provides deceptively spacious living space having been modernised whilst retaining many of its original period features.

Occupying a truly enviable semi rural position yet being a pleasant stroll from the nearby village of Meifod which boasts good facilities including school, post office, sports facilities and public house. Ideally placed for commuters with the nearby market Towns of Oswestry and Welshpool on hand.

The accommodation which must be viewed to be fully appreciated, briefly comprises Hall, Lounge, characterful Snug/Sitting Room and Dining/Family Room, re-fitted Kitchen/Breakfast Room and large Utility Room. The Principal Bedroom is delightful with French doors leading onto a balcony from which there is a lovely aspect over the gardens and open countryside and has an impressive en suite adjoining. 3 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with ample parking, large double garage/workshop, adjoining store and delightful well stocked gardens with large paved seating area.

Viewing essential.

## Property details

### LOCATION

#### ENTRANCE HALL

Charming covered entrance portico with composite door opening to Reception Hall with quarry tiled floor and exposed beamed ceiling.

#### SNUG/SITTING ROOM

A charming characterful room featuring bow window providing a lovely back drop over the garden, chimney breast housing cast iron log burner, exposed beamed ceiling and wooden boarded floor. Radiator.

#### LOUNGE

A lovely contemporary addition to the property, featuring double opening French doors leading onto the rear, solid oak flooring, media point, radiator.

#### DINING ROOM

Another charming characterful room, naturally well lit from French doors leading to the garden and window to the side. Central chimney breast, beamed ceiling and original quarry tiled floor. Useful storage cupboard, radiator.

#### KITCHEN/BREAKFAST ROOM

Attractively re-fitted with range of shaker style units having deep glazed Belfast style sink with mixer taps set into base cupboard. Further range of cupboards and drawers with solid wood work surfaces over and range style cooker. Ample space for American style Fridge/Freezer, dining table and dressers. Windows overlooking the garden, original quarry tiled floor, radiator. Useful under stairs storage cupboard. Opening through to

#### LARGE UTILITY ROOM

Recently re-fitted with contemporary range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tall shelved larder unit and matching range of eye level wall units. Window overlooking the gardens.

#### FIRST FLOOR LANDING

From the entrance staircase leads to First Floor Landing/Study area with window to the rear, exposed boarded floor

#### PRINCIPAL BEDROOM

A naturally well lit room with windows to the front and size and French door opening onto Balcony, perfect for that lazy Sunday morning breakfast. There is a wonderful outlook over the gardens, adjoining countryside and Welsh Hills.

#### BATHROOM

A well appointed room with suite comprising free standing bath with mixer taps, fully tiled shower cubicle, wash hand basin and WC, built in storage, decorative wood panelling and heated towel rail. Window providing lovely outlooks over the gardens and hills beyond.

#### BEDROOM 2

An excellent double room with window overlooking the front with pleasant open aspect, radiator.

#### BEDROOM 3

having window to the front with lovely aspect over the gardens and hills beyond, built in wardrobes, painted boarded floor, radiator.

#### BEDROOM 4

with window to the rear, with lovely open aspect, built in airing cupboard, exposed boarded floor, radiator.

#### SHOWER ROOM

Fitted with large shower cubicle with direct mixer shower unit with drench head, wash hand basin set into vanity storage and WC. Heated towel rail.

#### OUTSIDE

The property is approached over gravelled driveway with parking for several cars and with pathway leading down to the property. The Gardens are a particular feature of the property, wrapping themselves around the front, side and rear and are beautifully established, laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. Large fruit and vegetable section and an area created for those who love to entertain - a good sized paved area - which has a wonderful back drop of open fields and Hills, an ideal place to unwind and enjoy the sun set.

Large Workshop and adjoining Store - former wash house - both of which are perfect for work from home.

The property is surrounded by open fields.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that there is mains electricity and the property has a private water supply with filtration system. There is a septic tank and LPG Central



Heating. There is fibre also direct to the property.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is Band F - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

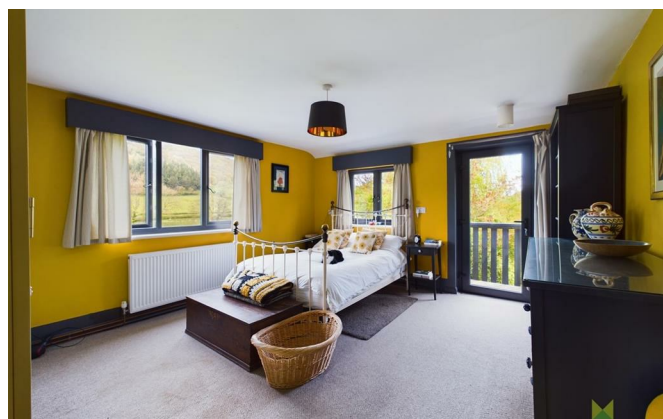
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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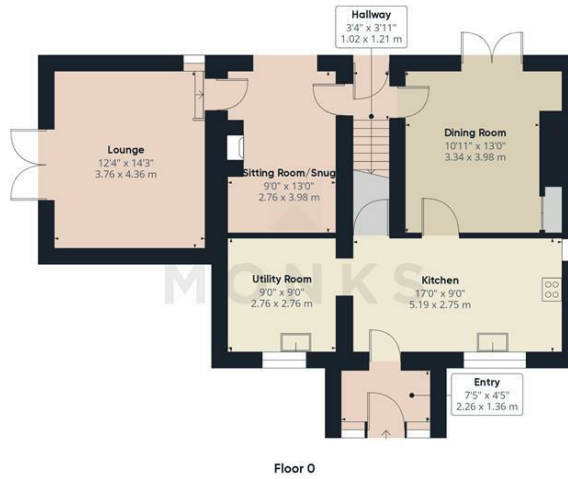


# Corsydd , Meifod, SY22 6DT.

4 Bedroom House  
£460,000







Approximate total area<sup>®</sup>  
1637.14 ft<sup>2</sup>  
152.1 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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