



Holters

Local Agent, National Exposure

Christchurch House, Llawr-Y-Glyn, SY17 5RH

Offers in the region of £350,000



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Christchurch House is a stunningly converted former Church set in beautiful cottage style gardens with amazing views over the Llawr-Y-Glynn countryside.

Down a quiet country lane, across a footbridge crossing the River Trannon, through a small metal gate you find yourself in the little corner of Mid-Wales that is home to this breathtaking 3 bedroom property.

Key Features

- Semi-Detached Converted Gothic Church
- 3 Bedrooms
- 2 Reception Rooms
- Dual Aspect Kitchen
- Sun Room
- Shower room with His & Hers Vanity Unit & WC
- Mezzanine Floor
- Beautiful Wraparound Gardens
- Outdoor Kitchen Area with Large Shed
- Beautiful Countryside Views

The Property

Holters are delighted to introduce to market Christchurch House, in Llawr-Y-Glyn. This former church was originally built in 1882 and after falling into disrepair at the start of the 20th century, it has since been lovingly and immaculately converted into a beautiful semi-detached three bedroom home by successive custodians.

The property is rich in original gothic features throughout, from vaulted ceilings and stone pillars to exposed beams. Not only does this home have great bones, but the current owner, who has extensively redecorated throughout, has an exceptional eye when it comes to design and detail, bringing added flair to the property's interiors.

This very special property has been made only more attractive as a result of its idyllic location. Although semi-detached when you are at Christchurch House, you really do feel secluded from the world and at one with nature due to the sweeping views over the adjoining farmland and hills.

The accommodation is found over two

floors with an additional mezzanine level. The entrance hall leads to the spacious main living room on your right, to the dining room and adjoining kitchen in front of you and has stairs to the first floor on your left.

The living room, as with much of the house, is brimming with original features and impressive stonework. The main focus of the room is a large hearth complete with log-burner – perfect for cosy winter nights. French windows from the living room open into the sun-room, which links you to rear patio terrace and traditional country kitchen which is pleasantly light and airy due to dual aspect windows. The dining room can accommodate a large table making it perfect for entertaining.

As you make your way upstairs, you pass the unforgettable large stained glass window which floods technicolour light across the galleried landing in the morning sun. On the first floor you will find the three main bedrooms, one of which is currently being used as a home office, as well as the gorgeous remodelled bathroom. Throughout this floor, the attention to detail and unique character of this property really come into force.

A further set of stairs lead to the multi-use mezzanine floor, ideal for additional guest accommodation.

If you have been wowed by the interior of Christchurch House, just wait until you explore the gardens – again completely re-landscaped by the current owner over the last few years. Complete with sun patio, lawns, gravelled areas, established trees and outdoor

entertaining space, this really is the perfect space to enjoy a beautiful summers day. There is a large practical shed and on the other side of the footbridge, the property's two designated parking spaces.

If you are looking for the ultimate slice of escapology we would unreservedly recommend a viewing of this fabulous, heritage rich property.

The Location

Nestled in the rolling hills of Powys, Llawr-y-Glyn is a picturesque rural hamlet that offers an idyllic escape from the bustle of modern life. Surrounded by lush green pastures, ancient woodlands, and sweeping valleys, it's a location that perfectly captures the charm and serenity of the Welsh countryside.

This peaceful village is ideal for those seeking a slower pace of life, with scenic walking trails, wildlife-rich landscapes, and breathtaking views right on the doorstep. Llawr-y-Glyn is well known for its close-knit community and traditional character, making it a wonderful place to put down roots or enjoy a country retreat.

Despite its rural setting, Llawr-y-Glyn benefits from good transport links to nearby market towns such as Newtown and Llanidloes, and is 7 miles from Caersws Train Station.

Llanidloes is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers /



bakeries / greengrocers to an independent book shop and artisanal boutiques. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llawr-Y-Glyn is 4 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club and 9 miles from the Hafren Forest with a further of walking trails to waterfalls and the source of the River Severn.

Services

We are informed the property is connected to mains services and has private drainage.

Agents Note

The current owner is moving abroad so is open to negotiating the sale of the contents.

Heating

The property has the benefit of gas fired central heating and 8KW Log Burner installed in 2022.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Trefeglwys - 3 miles
- Llanidloes - 7 miles
- Caersws - 7 miles
- Newtown - 14 miles
- Aberystwyth - 36 miles
- Shrewsbury - 45 miles

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of

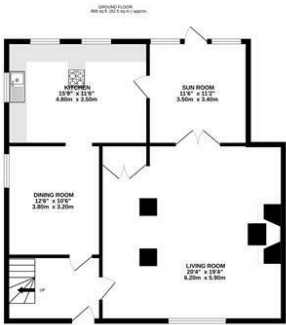
way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1790 sq. ft. (166.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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