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Ynys Hir Lodge Eglwys Fach, Machynlleth, Powys, SY20 8TA

Asking Price £350,000

A superbly located character cottage comprising the Ynys Hir Lodge offering deceptively spacious up to 3 bedroom accommodation on the edge of the RSPB Ynys Hir nature reserve, 4 miles from Machynlleth and some 12 miles North of Aberystwyth.

Location



Idyllically located in a delightful parkland type setting being ideal for those with nature conversation interests at heart, close to the iconic hotel and famed Ynys Hir Hall restaurant and on the edge of the RSPB nature reserve with miles of walking nearby. The property is also close to the Dyfi Osprey Project nesting site and to the beaches of Ynys Las and Aberdovey. The property is on the outskirts of the village of Eglwys Fach renowned for its waterfall just off the A487 coastal trunk roadway with regular bus route some 4 miles South of the mid Wales traditional market town of Machynlleth renowned for it's weekly street market and some 12 miles North of the university town of Aberystwyth.

Description



An attractive and characterful lodge offering extended and re-furnished accommodation which has to be inspected to be fully appreciated. The property offers really cosy and comfortable accommodation which has the benefit of oil fired central heating and double glazing and affords more particularly the following;

Front Entrance Door
with hallway Leading to

Feature kitchen / Dining Room

27' x 12' (8.23m x 3.66m)



With modern range of kitchen units at base and wall level incorporating integrated fridge and freezer, fitted oven, ceramic hob, sink unit, breakfast bar with separate dining area having inset spot lighting, radiator and timber effect flooring.

Dining/Sitting area



Inner Hallway

Leading to

Living Room

12'7 x 12'10 (3.84m x 3.91m)



Plus feature bay window incorporating French doors, radiator

Bedroom 1

11'8 x 9'4 (3.56m x 2.84m)



Radiator

Bedroom 2

12'7 x 10'5 (3.84m x 3.18m)



Radiator

Bedroom 3

10'9 x 7'9 (3.28m x 2.36m)

Bathroom



With fully tiled walls having bath, toilet, wash hand basin, radiator, heated towel rail, separate shower, door to airing cupboard

Externally

Joined to the property is a Utility Room, further Workshop / Fuel store.

Utility Room

10'10 x 7'9 (3.30m x 2.36m)

With laundry facility and oil fired boiler

Gardens



The property has extensive grass and lawned gardens bordered by the pretty river Einon, and is located in a Parkland type setting, bordering open fields.

Services



We are informed the property benefits from connection to mains electricity, private water supply, private drainage, oil fired central heating.

Directions

From Aberystwyth travel North passing through the village of Eglwys Fach over the bridge, take the next left hand turning sign posted to the RSPB nature reserve and Ynys Hir Hall & Hotel. Continue along this lane over the bridge and the property can be found on the left hand side.

Agents Note

Rarely do properties become available in such an attractive location with a cosy, comfortable cottage and attractive gardens - a property that has a delightful setting with miles of walks nearby being on the edge of an RSPB reserve and being offered chain free.

Council Tax Band

Council Tax Band E 2023/2024 £2200.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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