

Town & Country

Estate & Letting Agents



Commins, Llanrhaedr, SY10 0BZ

Offers In The Region Of £450,000

Town & Country Oswestry are excited to offer this UNIQUE AND VERSATILE PROPERTY WHICH INCLUDES A LARGE THREE BEDROOM COTTAGE WITH WORK ROOMS BELOW, A CONVERTED TWO BEDROOM CHAPEL CURRENTLY USED AS SUCCESSFUL HOLIDAY ACCOMODATION AND OUTBUILDINGS OFFERING SCOPE FOR DEVELOPMENT PROVIDING LOTS OF OPPORTUNITIES TO A POTENTIAL BUYER! Situated just outside the village of Llanrhaedr Ym Mochnant towards the famous Pistyll Rhaedr Waterfall, one of the Seven Wonders of Wales in the stunning Tanat Valley. Viewings are highly recommended to appreciate what this property really has to offer.

Directions

From Oswestry take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar and dental surgery on your right. Turn right just before the Greatorex shop onto Waterfall Road and proceed along this road for approximately one and a half miles out of the village where the property will be seen on the left hand side.

Accommodation Comprises:



Utility/Hall

Having a window to the side and a door to the front with exposed floorboards, a Belfast sink, ash worktops and plumbing for a washing machine. A door leads through to the office/store and the inner hallway.

Office/Store 6'2" x 5'9" (1.87 x 1.74)

Having a window to the side, shelving and a radiator. The rooms would make an ideal office or provide great storage for the supplies for the chapel.

Inner Hall

Having a window to the front, wooden floorboards, exposed stone walling, stairs leading off to the first floor and a useful under stairs cupboard. A door leads through to the lounge.

Ground Floor Bathroom



The ground floor bathroom has a window to the side and benefits from a W/C, a wash hand basin, oak shelving and exposed wooden floorboards, a P shaped bath with a mixer tap and a shower head over, part tiled walls, an extractor fan and a radiator.

Lounge/ Dining Room 23'8" x 12'8" (7.22 x 3.86)



A lovely light room benefitting from two windows to the front overlooking the gardens, two radiators and French doors leading to the side. There is exposed stone walling and a log burning stove which sits on a slate hearth. An archway leads through to the kitchen and a door leads to the store.

Additional Photograph



Additional Photograph



large stone inglenook with a beam over and a slate hearth ideal for the addition of a log burner or range. There is a range style cooker, spotlighting pine flooring and a door through to the utility area.

Additional Photograph



Store



Utility Room

Having a window to the rear, wooden floorboards and shelving.

Covered Area



Having a window to the side, wooden floorboards, shelving, a radiator and a loft hatch giving access to the roof space. A door leads off to the cloakroom.

Cloakroom

Having a window to the rear, wooden floorboards, a W/C, wash hand basin, and a radiator.

Kitchen 13'5" x 11'2" (4.10 x 3.40)



There is a covered entertaining area located off the lounge which is an ideal place to sit and relax on a warm summers day.

Landing

Having a window to the rear, a radiator and exposed stonework. Doors lead off to the three bedrooms.

The kitchen benefits from a range of base units handmade from oak with solid ash worktops, a range of handmade shelving and storage, a Belfast sink and the original beamed ceiling. There is a

Bedroom One 13'4" x 11'0" (4.06 x 3.36)



A good sized double room having a window to the front overlooking the garden and a radiator.

Bedroom Two 15'1" x 9'10" (4.59 x 3.00)



Having a window to the front and two windows to the side taking in the views, there is a radiator and a loft hatch giving access to the roof space.

Bedroom Three 8'5" x 8'4" (2.57 x 2.55)



Having a window to the rear and to the side and a radiator.

To the Outside



To the top side of the property there is a gravelled driveway leading to the garage. There is a further area at the far end with greenhouses and gardens. Steps lead down to the patio and covered entertaining area and a further garden area along a large timber decked patio running along the rear of the property being a lovely place to sit out. To the back of the house there is a further fraction of land just below the garage that also belongs to the property.

Work Rooms (Below House) 37'1" x 11'7" (11.30 x 3.52)



This useful space has power and lighting supplied with a further area across the front with wooden windows fitted. The space would be ideal for conversion into further living accommodation or would also make a fantastic studio with its own access. There is an area decked at the front to sit out on.

CAPEL CARMEL



Old stone chapel with river nearby. This chapel is currently used as a popular self-catering holiday home let via Air B&B. The current owners generate a good income from this and the property presents numerous opportunities for a potential buyer such as an annexe and various other uses.

Please use the following link to take you to Air B&B listing - <https://www.airbnb.co.uk/rooms/9900380>

The whole of the chapel has been renovated and equipped with all new appliances. The chapel has oil fired heating and hot water. There is also a log burner in the lounge for that extra cosy feel. Capel Carmel has access to its own garden with barbecue and decked area with views looking down over the River Rhaeadr, a great place for a relaxing. You can access the river and the footbridge down a public footpath which is about 50 metres away.

Additional Photograph



Hall



Having a window to the front with attractive stained glass panes, a window to the side and a door to the front and vinyl flooring. A door leads into the inner hall.

Inner Hall

Having stairs leading off to the first floor and with an under-stairs cupboard and an arch that leads through to the kitchen and to the lounge.

Lounge 14'8" x 8'5" (4.47 x 2.56)



Having a window to the front and to the rear the cosy lounge benefits from a log burning stove on a slate hearth, exposed stone walling, a radiator and wall lights.

Kitchen 8'8" x 8'9" (2.64 x 2.67)



Having a window to the front, the kitchen is fitted with a range of base and wall units in light beech with work surfaces over, display cabinets, a Belfast sink, tiled floor and a cooker point. It also houses the Worcester oil boiler. A door leads through to the ground floor bathroom.

Bathroom



Having a window to the rear and to the side and fitted with a panelled bath with mixer tap and shower head over, wash hand basin, W/C, a radiator, tiled floor, shaver point and an extractor fan.

Landing

Having shelving and a linen cupboard off. Doors lead to the two bedrooms.

Bedroom One 8'9" x 14'11" (2.67 x 4.55)



Having a window to the side and a radiator.

Additional Photograph



Bedroom Two 8'7" x 14'8" (2.62 x 4.46)



Having a window to the side, a built in cabin bed and a radiator.

Capel Carmel in the Summer



The vendor has provided us with these images of Capel Carmel in the Summer.

Old Cottage 10'8" x 11'2" (3.25 x 3.40)

The old cottage is a real gem and is spread over two floors and has power and lighting supplied. There is a staircase to the first floor and a window to the rear. The building could be turned into a small dwelling (subject to relevant planning) or as an annexe to the main property.

Outbuilding 17'0" x 11'5" (5.17 x 3.47)

Having timber doors, metal doors which lead to the old cottage and a door to the side.

Aerial Photograph



Additional Photograph

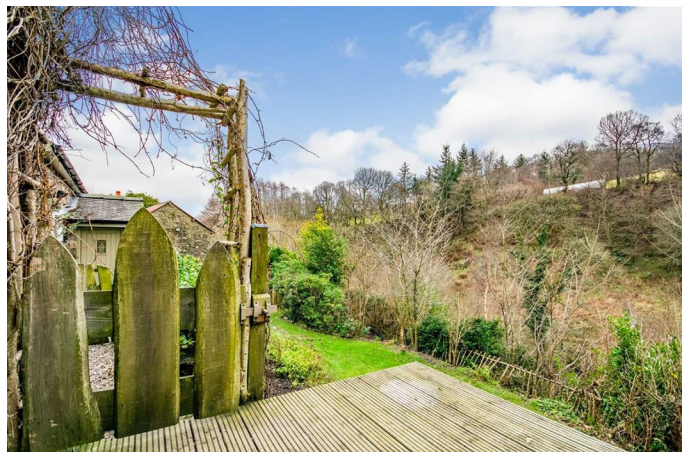


The Garden



As well as the main garden for the house, the chapel also has a garden area which can be independently used if required away from the main house. There is a gravelled parking area at the side of the Chapel with gated steps leading down to the lawned and shrubbed gardens. There is also a chicken enclosure in the far corner and a good sized private decked area overlooking the surrounding countryside.

Additional Photograph



Patio Area



Additional Photograph



Chicken Coop



Rural Views



Decked Area



The property takes in stunning rural views to the front with rolling hillside in all directions.

Additional Photograph



Town & Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art

Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

To Book a Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Services

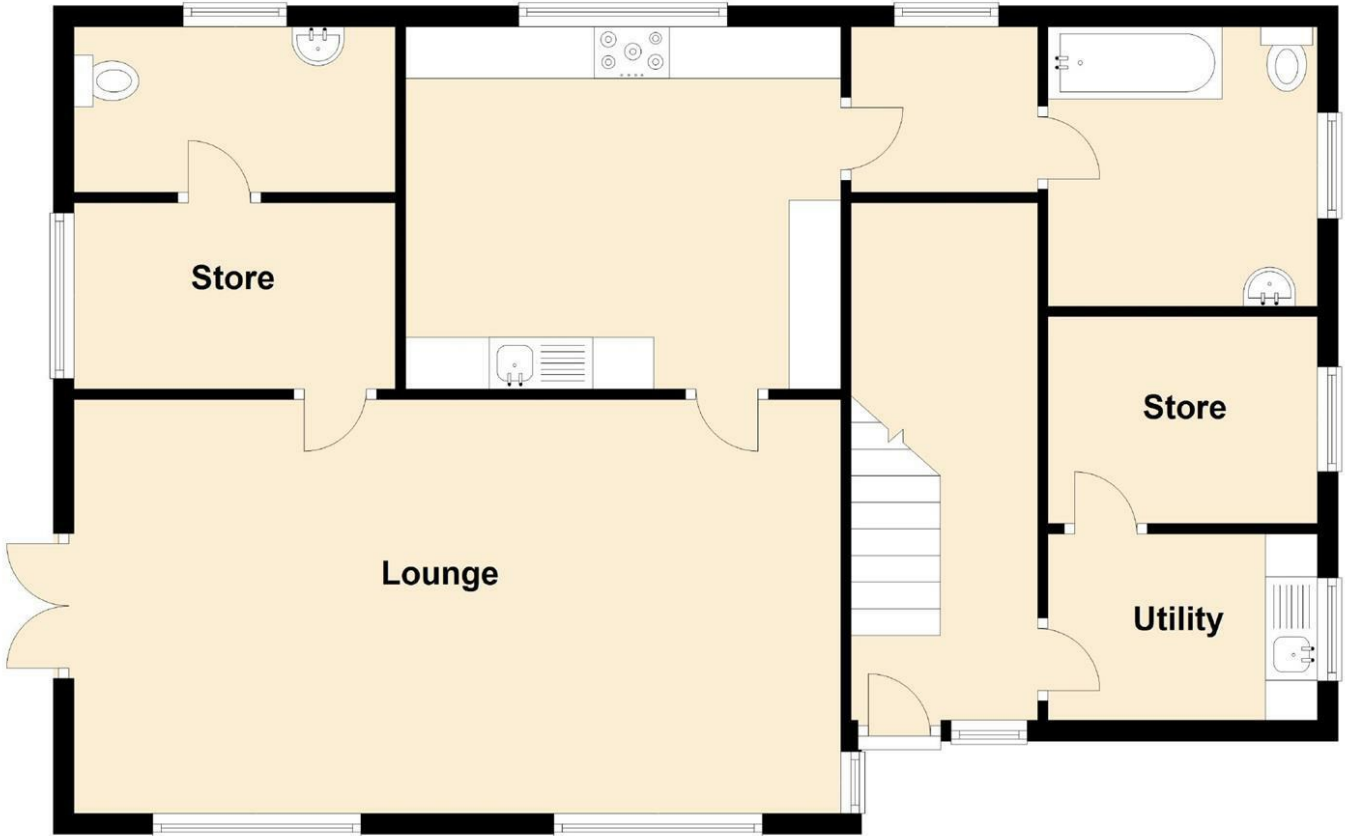
The agents have not tested the appliances listed in the particulars.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

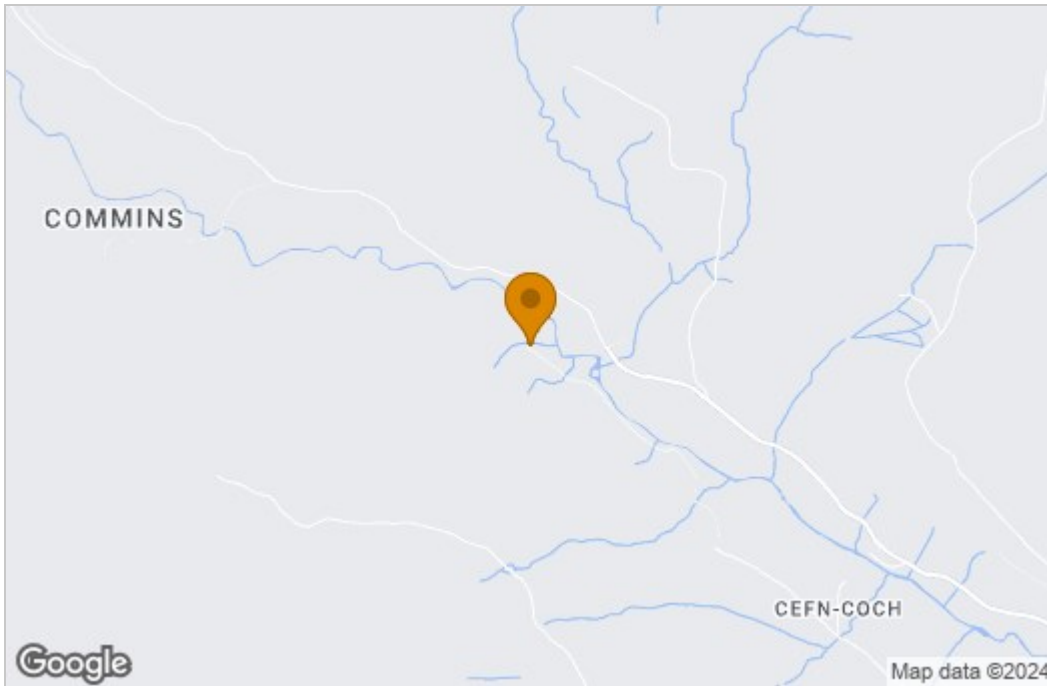
Floor Plan



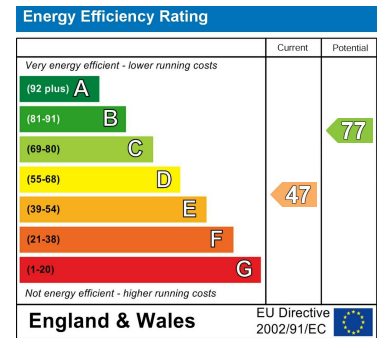
Ground Floor

Approx. 87.2 sq. metres (939.0 sq. feet)

Area Map



Energy Efficiency Graph



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