

Town & Country

Estate & Letting Agents



Ysgubor Ystumod , Meifod, SY22 6DN

Offers In The Region Of £398,000

Town and Country Oswestry are pleased to offer this fantastic contemporary barn conversion to the market. Located in a truly stunning rural location with far reaching views in all directions. The property, completed in 2020, offers three bedrooms, two bathrooms, impressive kitchen/family room with many character features and a separate lounge. Situated within generous grounds and having off road parking. This property must be viewed to be appreciated. Located on the outskirts of Meifod, the property enjoys a rural setting whilst amenities are easily accessible.

Directions



From our Willow Street office turn left onto Welsh Walls Signposted Selattyn, turn left onto Upper Brook Street, at the traffic lights turn right onto Upper Church Street signposted Morda, at T-junction turn right onto the A483 signposted for Welshpool. At the Llynclys Crossroads turn right onto the A495 signposted for Llansantffraid, turn left onto the A495 for Llansantffraid, at the mini roundabout continue along the A495, at The Lion public house branch right onto the B4393 signposted for Llanfyllin, Lake Vyrnwy, turn left signposted Welshpool and continue until you reach the village of Bwlch-y-Cibau. Just after the Stumble Inn Pub turn right on the corner and then first right onto Peniarth Road. Follow this lane for approximately two miles where the property will be seen on the left set up from the road. The sat nav will stop approximately 200 metres before the properties will be observed.

Overview



The property is a recently (2020) completed barn conversion set within its own grounds. The property offers bright, spacious well laid out accommodation with high a high quality finish throughout. Sitting in a slightly elevated position taking in the stunning rolling countryside and scenery that surrounds the property.

Utility 10'8" x 6'6" (3.25 x 1.98)

Having a door to the rear, window to the side, fitted base and wall units with oak worktops over, single bowl stainless steel sink with a mixer tap over, plumbing in place for a washing machine, spot lighting and exposed stonework. A door leads to the cloakroom and the kitchen.

Cloakroom

With a window to the rear, W/C, wash hand basin on a vanity unit with a mixer tap over, exposed stonework, spot lighting and a loft hatch.

Kitchen/ Dining Room 14'4" x 22'11" (4.37 x 6.99)



The impressive kitchen/ dining/ family room is the real heart of this lovely home and has under floor heating, a beamed ceiling, floor to ceiling glazed doors and windows to the front flooding the room with light, fitted base and wall units, part tiled walls, plumbing in place for a dish washer, single stainless steel sink with a mixer tap over, electric double eye level oven, island unit and breakfast bar with an inset ceramic hob and extractor fan over, Firebird oil fired boiler, exposed stonework, oak stair case leading off to the first floor and a glazed door to lounge.

Additional Photo



Additional Photo



Lounge 11'11" x 14'2" (3.63 x 4.33)



A good sized reception room having a part glazed door to the front and side panel, a full length window to the side with great views, laminate flooring, a central log burning stove on a stone hearth, TV point and under floor heating.

First Floor Landing

With a vertical radiator and spot lights. Doors lead to the bedrooms and bathroom.

Bedroom One 10'3" x 9'11" (3.13 x 3.02)



With a window to the rear, vertical radiator and exposed stone work.

En-suite

The en suite is fitted with a double shower with two shower heads, wash hand basin on a vanity unit with a mixer tap over, shaver point, W/C, exposed stonework, heated towel rail, window to the rear and spot lighting.

Bedroom Two 10'3" x 8'8" (3.12 x 2.63)



With a window to the rear, vertical radiator and a loft hatch.

Bedroom Three 11'11" x 7'5" (3.64 x 2.26)



With a full length window to the rear, vertical radiator and a built in cupboard.

Family Bathroom



The well appointed family bathroom has a panelled bath with a mixer tap and shower fitting, wash hand basin on a vanity unit with a mixer tap over, W/C, tile effect laminate flooring, heated towel rail, full length window to the side with great views, spot lighting and an extractor fan.

Outside

Two five bar gates lead onto a gravelled driveway providing parking for several vehicles. There is a patio and covered entrance area with lawns beyond taking in the stunning views. The property also has outside power, lighting and a shed.

Views



Additional Photo



Tenure/council tax

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

We believe the council tax band to be Band G and payable to Powys Council.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Money laundering

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.

Town and 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.

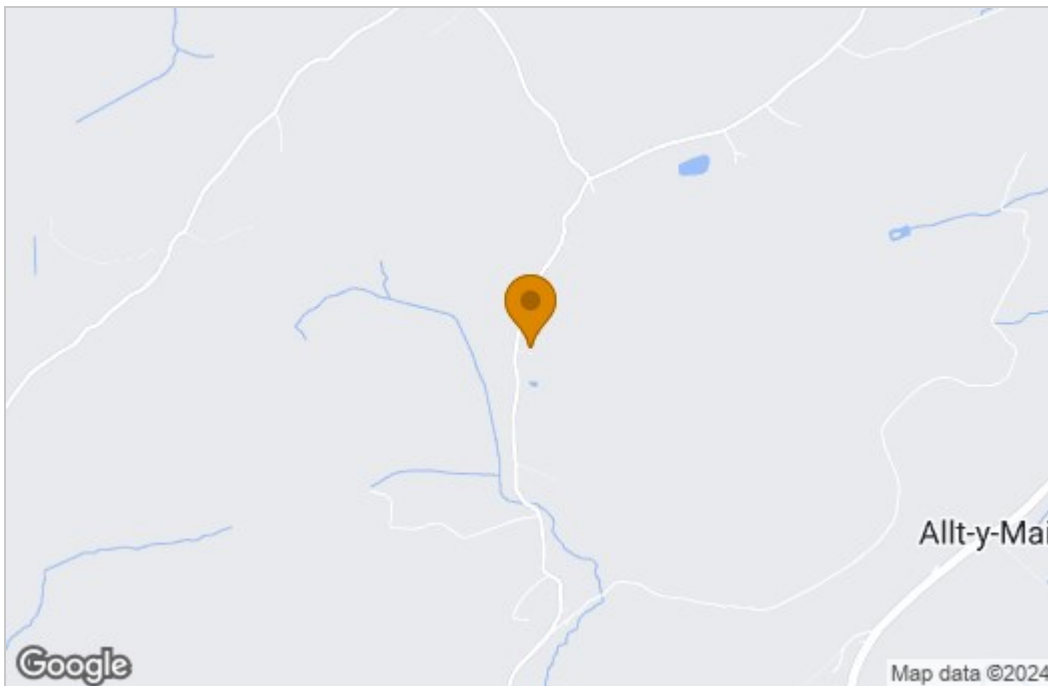
Additional Information

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.

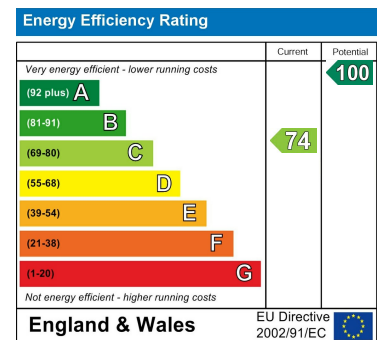
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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