

# Town & Country

Estate & Letting Agents



**Powys , Penygarnedd, SY10 0AL**

**Offers In The Region Of £475,000**

Town and Country Oswestry offer this Grade II listed, charming detached former farm house and coaching Inn with attached stone outbuildings and five acres of land and woodland. The property is steeped in history and is full of character and offers good sized rooms ideal for families and those wanting space. Located in Penygarnedd, close to the famous village of Llanrhaeadr YM and the Tanat Valley, the property sits in a peaceful, tucked away position with fantastic scenery and rolling hills all around. The stone barns offer great potential for further development with plenty of parking and good sized gardens. The land is ideal for those wanting to enjoy the outdoor and the natural habitat of the location.

## Directions



From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. On reaching the village of Llanrhaeadr Ym Mochnant follow the signs for Pen Y Bont Fawr, turn left at the t-junction and then proceed into the hamlet of Penygarnedd where the property will be seen on the left hand side set below the road.

## Accommodation Comprises

### Porch

Having quarry tiled flooring and a door leading into the sitting room.

### Sitting Room 17'5" x 15'5" (5.31m x 4.72m)



A lovely reception room having a large feature stone inglenook fireplace with a log burning stove inset and a wooden surround. There is an original beamed ceiling, spotlighting, wood flooring, a window to the front and doors leading to the lounge and the inner hallway.

## Lounge 20'4" x 16'9" (6.22m x 5.11m)



A fantastic sized reception room having the original cast iron cooking range with a wooden surround, slate flag flooring, original beamed ceiling, a window to the front with the original shutters, two windows to the rear, three radiators, part panelled walls, wall lights and a part glazed door leading to the rear garden.

## Additional Photograph



## Inner Hallway

The inner hallway has a door leading to the cellar, a window to the side, roof light and a door leading to the kitchen and the staircase.

### Snug/ Study 9'3" x 8'7" (2.84m x 2.64m)



A very versatile room ideal for a number of uses having a cast iron fireplace with surround, a window to the side, roof light and laminated wood flooring.

### Additional Photograph

### Kitchen/ Dining Room 20'4" x 12'7" (6.20m x 3.84m)



The good sized kitchen/ dining room is fitted with base and wall units with solid wood work surfaces over, stainless steel sink with a mixer tap over, part tiled walls, tiled flooring, space and plumbing for appliances, range style cooker with an extractor fan over, display cabinets, original beamed ceiling, spotlighting, radiator, a window to the side, recessed pantry area offering great storage and a glazed door leading through to the conservatory.

### Additional Photo



### Conservatory 12'11" x 5'6" (3.96m x 1.70m)



The conservatory has a tiled floor and door opening onto the rear garden.

### First Floor Landing

The first floor landing has a window to the front, roof lights and a radiator. Doors lead off to the bedrooms and the bathroom.

### Bedroom One 11'10" x 10'8" (3.63m x 3.26m)



A good sized double bedroom having a sash window to the front, wood effect flooring (real wood underneath), picture rail, loft hatch, radiator and a range of built in wardrobes. A door leads through to the en suite.

### En Suite 12'0" x 8'0" (3.67m x 2.45m)



The large en suite has a sash window to the side, a wash hand basin on a vanity unit with a mixer tap over, wood flooring, double shower cubicle with an electric shower, shelving, low level w.c., and a heated towel rail.

### Bedroom Two 11'3" x 13'5" (3.44m x 4.10m)



The second double bedroom has a radiator, exposed floorboards and a window to the rear with views over the gardens.

### Shower Room

The shower room has a wash hand basin with a mixer tap over, low level w.c., corner shower cubicle with an electric shower, laminated wood flooring, extractor fan and a heated towel rail.

### Bedroom Three 12'10" x 9'4" (3.93m x 2.86m)



The third double bedroom has a window to the rear overlooking the garden, laminated wood flooring, radiator and a door leading to the Jack and Jill en suite.

### Bedroom Four 18'0" x 8'9" (5.49m x 2.68m)



A generous double bedroom having a sash window to the front and a window to the rear overlooking the garden, laminated wood flooring, radiator and a door leading to the Jack and Jill en suite.

### En Suite

The Jack and Jill en suite has a heated towel rail, wash hand basin on a vanity unit with a mixer tap over, corner shower cubicle with an electric shower, low level w.c., wood flooring and an extractor fan.

## To The Outside



The property is approached from the lane and has a good sized concrete parking area to the side with gates leading to the rear gardens. A gate also gives access to the land to the rear and side of the property.

## To The Front



## Rear Elevation



## Stone Barns



The property has some beautiful attached stone barns that would be ideal for further development subject to obtaining planning permission. The barns measure 7.05m x 5.77m and 5.45m x 3.86m with doors to both sides and double height ceilings.

## Additional Photo

## Outbuildings



There is also a further open fronted pole barn with adjoining greenhouse and store ideal for keeping machinery and vehicles under cover.

## Additional Photo



## Gardens



The gardens are mainly lawned with an pond and mature planted flower beds and trees. There is a large patio area ideal for entertaining.

## Grounds



The sloped grounds extend to approximately five acres with wooded areas and a paddock area with planted tree boundaries. There is also a stream running through the land with pathways leading up to the paddock area. There is a further small paddock area located to the topside of the property. The land lends itself to the natural habitat and is a haven for wildlife.

## Additional Photo



## Aerial View



## Location



## Additional Photograph



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour

Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **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 E.

### **Services**

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

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

### **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.

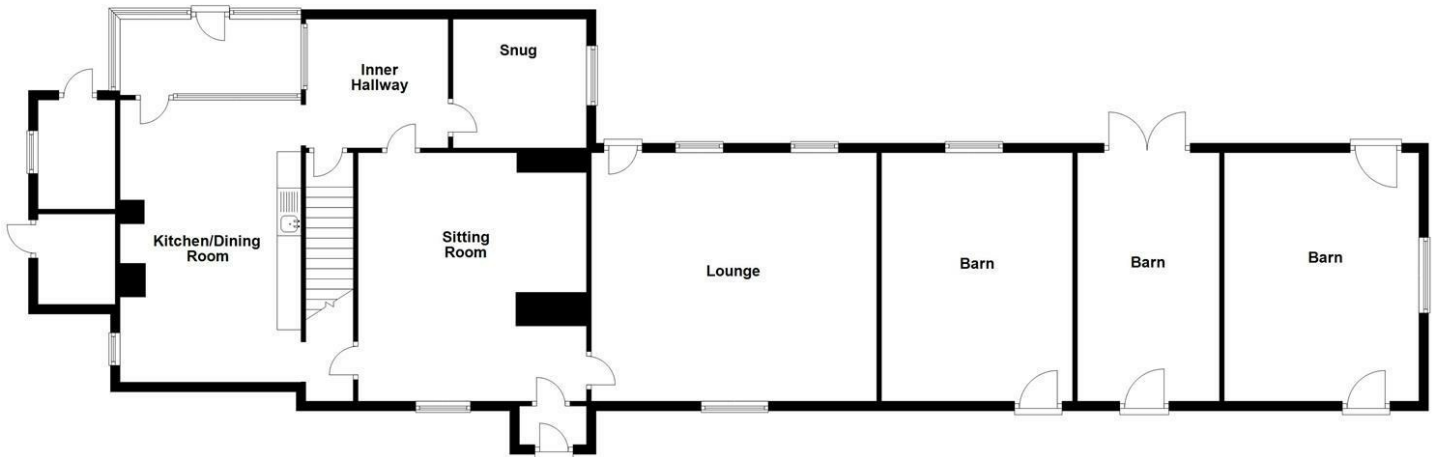
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do

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. 176.7 sq. metres (1901.6 sq. feet)



## First Floor

Approx. 85.4 sq. metres (919.8 sq. feet)



Total area: approx. 262.1 sq. metres (2821.3 sq. feet)

# Area Map



# Energy Efficiency Graph

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	

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