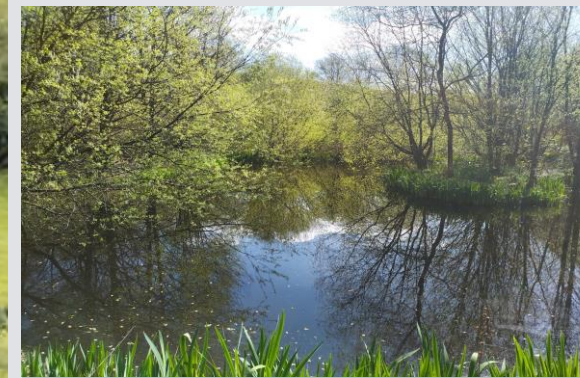


ALLTGRUGOG Dolanog, Welshpool, Powys SY21 0LL

Price Guide £450,000



- Three Bedroom Detached Lifestyle Bungalow
- Set in Approx. 3.5 Acres of Gardens and Grazing Land
- Various Outbuildings inc. Summerhouse, Workshop, Field Shelters etc.
- Stream and Wildlife Ponds ● Potential for a Range of Uses
- Secluded and Tranquil Rural Location

REF AR7449

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Meifod 7 miles • Welshpool 12 miles • Shrewsbury 30 miles

A detached three bedroom lifestyle bungalow set in approx. 3.5 acres of gardens and grazing land with useful outbuildings, in an idyllic and secluded rural location

The property should appeal to those looking for a degree of self-sufficiency or a smallholding lifestyle. There are a good range of outbuildings, a vegetable plot, greenhouse and a polytunnel. The current owners have cared for the land organically for over ten years.

The property is situated in the stunning Vyrnwy Valley, down a quiet lane in a secluded spot with no near neighbours. The village of Dolanog has a thriving local community and a church, whilst the larger towns of Welshpool and Shrewsbury are within easy reach and offer a good range of facilities and amenities.

There are excellent walks from the doorstep out into the beautiful surroundings of mid Wales.



THE RESIDENCE

A three bedroom detached bungalow benefitting from uPVC double glazing and oil-fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The front door leads into an **Entrance Hall** which has a storage cupboard, airing cupboard and laminate flooring. To the right-hand side, the comfortable **Lounge** has dual aspect windows and a logburner set in a fireplace with tiled hearth and wooden mantle. There are double doors opening out to the **Garden**.

The **Kitchen / Dining Room** is fitted with a range of units with worksurfaces, 1½ bowl sink with drainer and mixer tap, range cooker with heating and water controls, plumbing for washing machine, tiled floor and a cupboard housing the UV water filters for the private water supply.

The **Conservatory** is of uPVC construction on a brick plinth and has tiled flooring and double doors out to a decked area in the **Garden**.

There are **Three Well-proportioned Bedrooms**, all with laminate flooring and a **Bathroom** with a bath with shower over and glass shower screen, wash hand basin in vanity unit, WC, tiled walls and tiled flooring and an extractor fan.





OUTSIDE, OUTBUILDINGS & LAND

From the quiet lane double wrought iron gates lead onto a gravel driveway which provides ample parking for several vehicles. The **Gardens** are mainly laid to lawn with a selection of mature trees and shrubs, along with variety of fruit trees including apple and plum.

To the side of the bungalow a pleasant **Patio Area** provides a lovely outdoor seating area. There is a **Summerhouse** c. 3.48m x 2.92m (11'6 x 9'8) with power and light and double doors, which has previously been utilised as an **Office**.

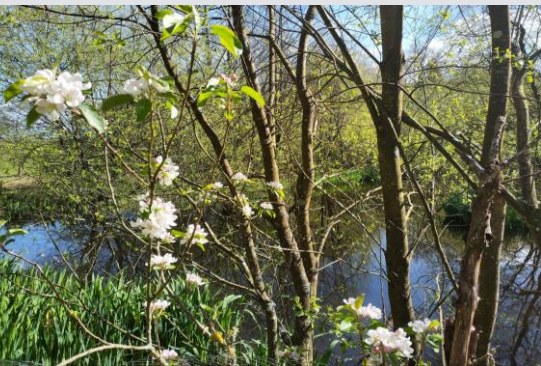


From the **Conservatory** a stone path leads down through the rear garden to the Outbuildings, Wildlife Pond and across a small bridge over the stream to the **Larger Hill Paddock** to the rear.

The Main Outbuilding c. 9.14m x 4.60m (30' x 15') former calving shed, has power and light, windows and doors to either end.

There is a **Further Selection of Timber Sheds** and a **Fenced Vegetable Plot with Polytunnel, Greenhouse, Log Store** and soft fruit bushes.

There are **Two Paddocks** both fairly steeply sloping with stock fencing, one of which has a **Timber Shed, Two Timber Field Shelters** and direct access to the lane.



A **Further Paddock** of approx. 0.5 acre is located directly across the lane from the property and has a stream running through a small section.

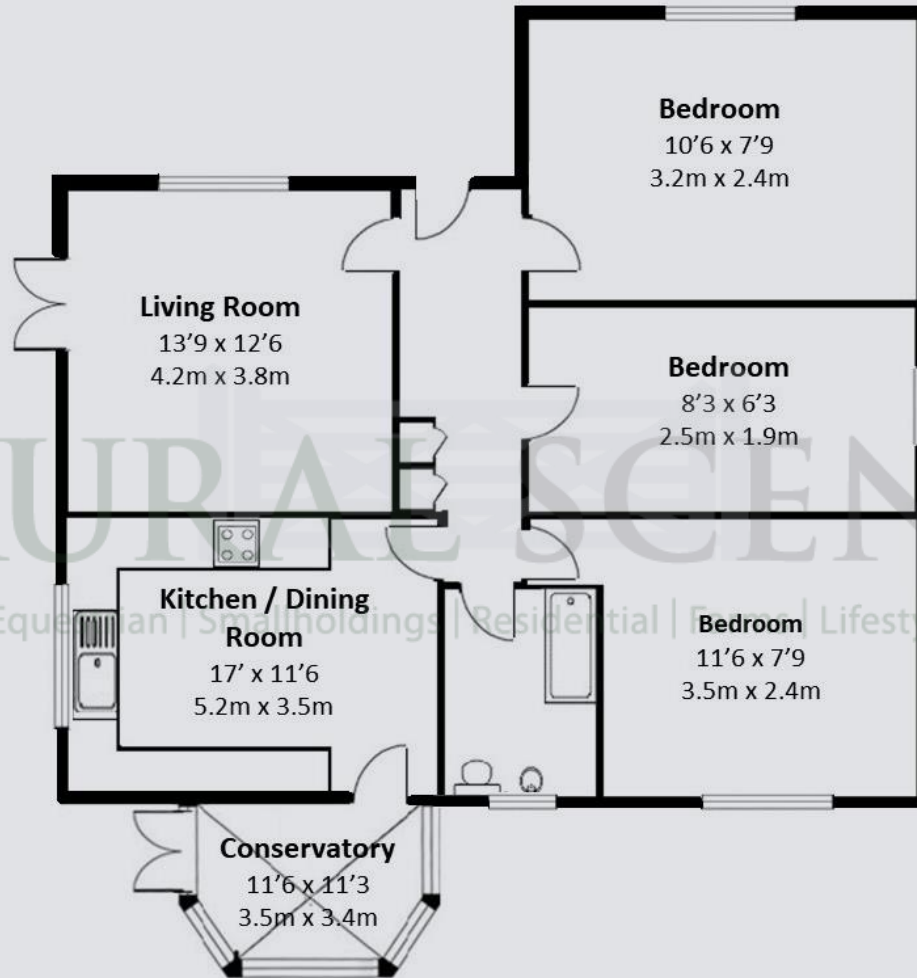
IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)



RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, PRIVATE WATER via spring-fed well, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING E

COUNCIL TAX F

DIRECTIONS

From the B4389, at the signpost for Meifod and Dolanog turn right and follow the road for approximately half a mile. Turn left, sign-posted Dolanog. After approx. one mile, on reaching a crossroads go straight over towards Dolanog. After approx. two miles turn left then after a further mile go straight on at the crossroads and continue for approx. ¼ of a mile, following the road round to the right. The property will then be found after approx. ½ a mile on the right-hand side. Please note that sat nav may tell you that you have reached your destination too soon, and you will need to continue on, down the hill to the property.

what3words /// smoothly.health.coasters

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited ALLTGRUGOG but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.