

# BOWEN

PROPERTY SINCE 1862



Asking Price £395,000

🏠 3 Bedrooms 🚿 1 Bathroom

Llanyfelin House, Pant Lane , Dudleston,  
Ellesmere SY12 9EP

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### General Remarks

Llanyfelin House enjoys an idyllic location set within most generous gardens and grounds extending to 0.80 of an acre,(0.32 ha) the property offers a tranquil rural location, yet is easily accessible from the surrounding centres and road network. The reception rooms are well proportioned and offer an attractive combination of character features alongside modern fixtures/fittings. Bordered by open countryside, the sale of house provides purchasers with the opportunity to enjoy all benefits of countryside living in this sought after hamlet.

**Location:** Llanyfelin House is situated in the parish of Dudleston being approximately 4 miles west of the popular market town of Ellesmere, offering the benefits of a rural location alongside proximity to local facilities and transport links. The villages of Overton, St Martins and Gobowen contain a range of shops, a supermarket, Public Houses and amenities including Primary and Secondary Schools. Ellesmere and Oswestry provide additional amenities while easy access onto the A5 and A483 provides links to the County town of Shrewsbury and the City of Chester. Gobowen has a train station which provides good rail links.



## Accommodation

### Enclosed Entrance Porch:

**Entrance Hall:** Partly tile and Sisal matting, radiator. Stairs leading down cellar.

**Dining Room:** 12' 0" x 11' 7" (3.67m x 3.53m) Wood flooring, dual aspect windows, fireplace with tile insert housing a pithers stove set on a slate hearth with surround and mantel, radiator.

**Living Room:** 12' 0" x 11' 11" (3.67m x 3.62m) Tiled floor. Dual aspect windows one being a bay overlooking the gardens. Fully tiled Ingle housing a log burner. Bespoke 'Rupert Williamson' floor to ceiling art deco style storage cupboard. Matching wall lights, radiator.

**Cloakroom/Laundry Room:** 7' 7" x 6' 3" (2.3m x 1.91m) Tile flooring, fully tiled walls, corner metal sink, low level flush wc, radiator and corner store cupboard. Plumbing for laundry appliances.

**Kitchen:** 15' 7" x 8' 0" (4.76m x 2.44m) Tile floor and tiled walls. Upvc to side and rear aspects. Range of fitted base units with worktop surface above, larder cupboard, stainless steel sink and drainer with mixer tap. 'Bosch' dishwasher, double built-in oven with extractor fan above, four ring induction hob, space for refrigerator/freezer, spotlights to ceiling. Half glazed door leading to outside.

**Cellar:** Brick paved floor. The cellar is an asset to the property, presently used for storage with separate access via a wooden door from outside. Offering a number of alternatives uses to suit one personal preference.

**Staircase to first floor and landing area:** Radiator and built-in storage cupboard.

**Bedroom 1:** 12' 0" x 11' 10" (3.67m x 3.61m) Wooden Floor, dual aspect windows feature cast iron fireplace set in slate surround and hearth, radiator.

**Bedroom 2:** 12' 0" x 11' 8" (3.67m x 3.55m) Dual aspect windows, cast iron feature fireplace set in slate surround with inset mantle, radiator.

**Bedroom 3:** 9' 1" x 8' 8" (2.76m x 2.65m) Built-in corner airing cupboard with slatted shelves, Radiator, access to roof space.

**Bathroom:** 15' 7" x 8' 0" (4.76m x 2.44m) 'Philippe Starck' bathroom suite comprising: freestanding bath with mixer tap and shower attachment, wash hand basin with wall mirror above, low flush w.c, bidet. Walk-in circular shower cubicle with mains fed shower, heated towel rail, extractor fan. Tile floor with underfloor heating.

**Outside:** Llanfeylin House stands in gardens and grounds extending to 0.80 acres (0.32ha) or thereabouts. The property is surrounded by attractive landscaped gardens with an array of mature well-established shrubs, and plants. Flowering borders and beds with several tree species to include soft fruit. The garden is varied with a boardwalk, several walkways and seating areas within the garden. Mature hedges enclose the gardens with a large, gravelled area housing a timber pergola style structure, beyond is a greenhouse and lawned area with a secondary vehicular access via double wooden gates. Outside taps.

**Detached Double Garage:** Double doors to the front with a rear personal door. Concrete base with power and light laid on an overhead storage to rafters.

### Council Tax Band 'E' EPC Rating 9|G:

**Tenure:** We understand that the property is freehold with vacant possession upon completion.

**Services:** We understand the property is connected to mains electricity and water with drainage to a private system. Oil heating.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000

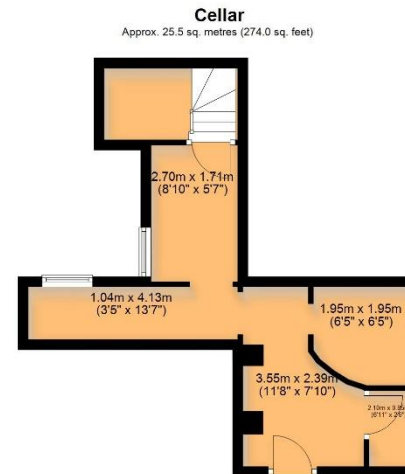




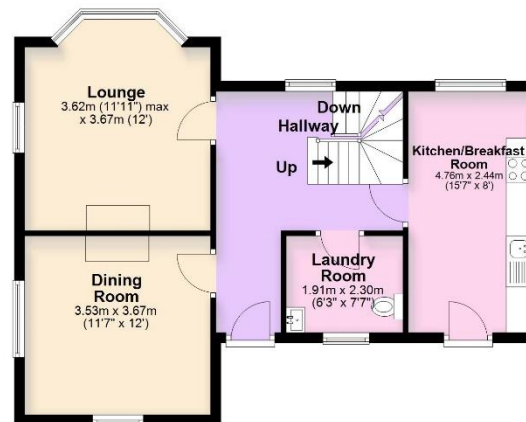
**Directions:** Proceed out of Ellesmere along the B5068 in the direction of Dudleston Heath/St Martins. After leaving the village of Dudleston Heath take the first turning right sign posted Pentrecoed and continue for approximately half a mile, turn left sign posted Sodylt/Dudleston onto a country lane after approximately one mile you will reach a fork in the road, turn right where after a short distance Llanyfelin House will be identified on the left handside.

**What3Words///drifters.object.misty**

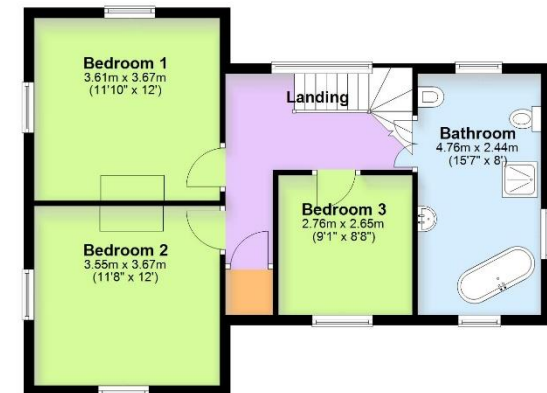
**Viewings and Further Information:** For further information or to arrange a viewing please contact the selling agent's Ellesmere office on (01691) 622534.



**Ground Floor**  
Approx. 57.1 sq. metres (615.0 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 139.3 sq. metres (1499.8 sq. feet)