



Lletty'r Heulen, Pedairffordd, SY10 0AU

Located in the heart of the Tanat Valley, a Three/Four Bedroom House and Two Bedroom Cottage offering immaculate accommodation set in approx 4.95 acres or thereabouts with extensive outbuildings and equestrian facilities.



Oswestry (13.5 Miles) Welshpool (16.2 Miles) Shrewsbury (28 Miles)
All Distances Approximate



- **Three/Four Bedroom House**
- **Two Bedroom Cottage**
- **Stables and Outbuildings**
- **4.95 Acres or Thereabouts**
- **Superb Location and Views**
- **Must Be Viewed**

LOCATION

Llanrhaeadr Ym Mochnant is an extremely popular village with a good range of attractions, including shops, primary school, dentist, butchers, garage and public houses. Situated approximately 13 miles from Oswestry, with access along the A5 for Shrewsbury and Wrexham, yet within beautiful countryside, on the edge of the Tanat Valley, leading to lakes Vyrnwy and Bala.

Penybontfawr is a popular residential village, situated in idyllic countryside, renowned for its walks and dramatic scenery. The village has a shop, church, chapel, primary school and public house which all go to serve the villages day to day needs.

Larger shopping facilities are available in Oswestry, Llanfyllin and Welshpool which are an easy drive away.

PISTYLL RHAEADR WATERFALL

The tallest waterfall in Wales located only 5 miles away. Pistyll Rhaeadr the highest single drop waterfall in the country and is counted as one of the Seven Wonders of Wales.

BERWYN MOUNTAINS

This stunning natural location provides some excellent opportunities for getting to grips with the Welsh countryside and its secret beauty. Summits in the Berwyn mountain range include the impressive Cadair Berwyn, which reaches to 830 metres. Moel Sych reaches 827 metres, and at 784 metres, Craig Rhiwarth with its remains of an iron age settlement. On the way the views are breathtaking with streams, cliff edges, moors and valleys.

DIRECTIONS

Take the A483 out of Oswestry for approximately 4 miles to Llyncllys. Turn right signposted Llanrhaeadr, follow this road for about 8 miles, turning left sign posted Bala/Penybontfawr, proceed over two bridges approximately a mile apart turning immediately left after the second bridge. Proceed on this lane and the entrance to the property will be found approximately 1 mile on the left hand side.

What3Words - inflame.perfected.bike

LLETTY'RHEULEN MAIN HOUSE

This wonderful property is full of charm and character, formally a barn and now a home.

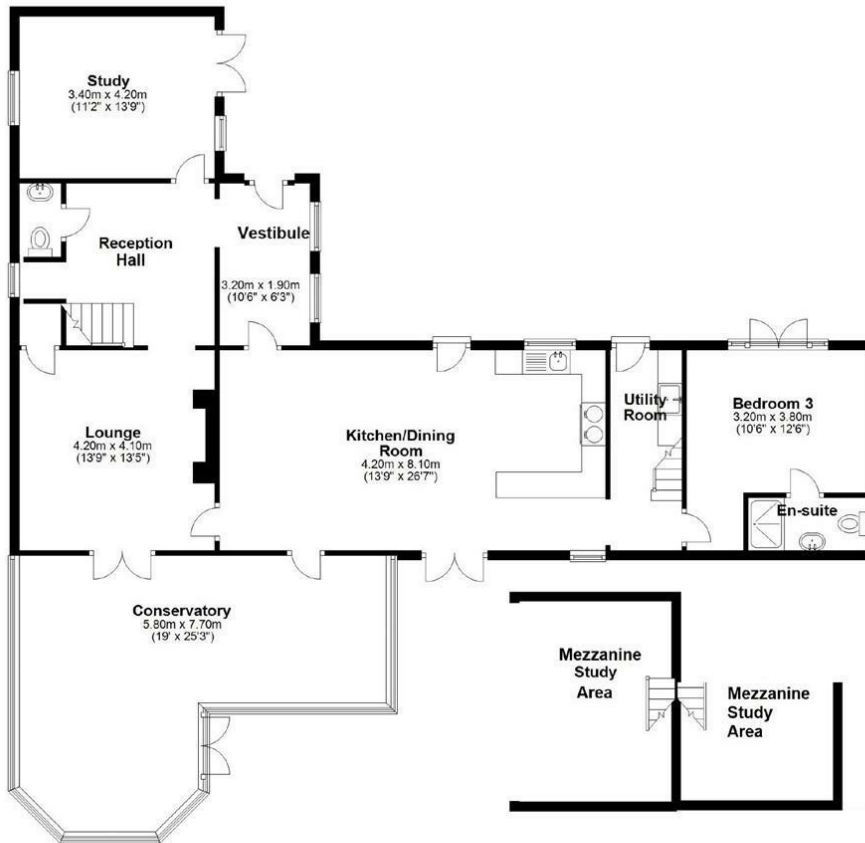
The heart of the property is the Kitchen Dining Room with a wealth of exposed timbers with a mezzanine study area. There is a feature fireplace and oak floor which complements to the room. The kitchen is well fitted and there is space for a dining table. A stable door leads out to the outside dining area and a door leads to the front elevation with a superb view of the Tanat Valley. The Kitchen is completed by a Utility Room.

The conservatory enjoys a superb view of the Valley and the rolling hills in the distance.



Ground Floor

Approx. 144.3 sq. metres (1553.5 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 204.4 sq. metres (2200.5 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



5 Reception Room/s



6 Bedroom/s



3 Bath/Shower Room/s



The Lounge extends through to the Reception Hall and through to the Study, Vestibule and Cloakroom.

A 'Jack and Jill' bathroom with a freestanding roll top bath serves both Bedroom One and Bedroom Two.

The property is complemented by Bedroom Three with Ensuite and Mezzanine Study Area, located to the ground floor.

The Gardens and Grounds to the property comprises a gravelled parking area which provides ample turning and parking space with gate leading to the rear of the property and to the Double Garage and Workshop. Directly to the rear of the property there is a lovely outside sitting and dining area which is covered for seasonal use. The Gardens overlook the Paddocks and enjoy the views of the Tanat Valley.

The Double Garage and Workshop is complemented by a first floor Store Room.

LLETTY'RHEULEN COTTAGE

This detached stone cottage has served as a successful holiday let and comprises character accommodation.

The Lounge has a feature fireplace and windows to both front and rear elevations with staircase leading to the First Floor.

The Kitchen Dining Room is well fitted with space for table with access through to the Utility Room.

The two Bedrooms are served by a bathroom to the first floor.

The Gardens and Grounds comprises a parking area to the side of the property and an outside sitting and dining area.

EXTENSIVE OUTBUILDINGS

The stable yard houses four loose boxes, a hay store and a fouling box. The yard provides parking for horse transportation and benefits from electric, water and light points.



The Machinery Shed is complemented by two further Garages and an open Parking Bay.

The open Barn provides covered storage for machinery equipment.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the money laundering regulations. Appropriate examples; passport/photographic driving license and a recent utility bill.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

COUNCIL TAX

We have been advised the Council tax Band is G.

AGENTS NOTES

We believe a public footpath runs through the property.



FOR SALE

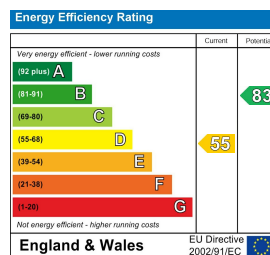
Lletty'r Heulen, Pedairffordd, SY10 0AU



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.