

**FOR SALE**

Offers Over £600,000

**Neabrook Trederwen Lane, Llandrinio, Llanymynech, SY22 6SA**

A wonderful opportunity to purchase a former farmhouse with approximately 5 acres of land benefiting from superb countryside views to all elevations. Ideally situated for commuters, the property would suit anyone with an interest in rural living with future potential for equestrian or leisure uses, subject to the necessary permissions. An early inspection of this property is recommended.





- Ideally Situated For Commuters
- Excellent Potential
- 5 Acres of Flat Land
- Spacious Accommodation
- Available For Sale With No Chain
- Must Be Viewed To Be Appreciated

## LOCATION

The property is located down a quiet lane close to the village of Llandrinio. Llandrinio itself is a popular village providing a pub and garage with post office, whilst the surrounding area is noted for its natural beauty. Commuters are well placed, approximately equidistant to Shrewsbury, Welshpool and Oswestry with further good road links through to either Telford or Wrexham and Chester.

## RECEPTION HALL

With staircase leading to the First Floor Landing.

## DINING ROOM

10'9" x 15'1" (3.30m x 4.60m)

With double glazed bow window to the front elevation.

## LOUNGE

16'4" x 21'7" (5.00m x 6.60m)

With double glazed bow window to the front elevation, feature wood burning stove, borrowed light from the Conservatory.

## KITCHEN BREAKFAST ROOM

16'4" x 11'1" (5.00m x 3.40m)

Comprising a range of fitted base and wall units with worktops over, sink unit, space for appliances, dual aspect room with double glazed windows to the side and rear elevations overlooking the grounds, space for table.

## UTILITY ROOM

With sink unit and double glazed window to the rear elevation.

## GROUND FLOOR BATHROOM

Comprising a three piece suite and with double glazed window to the side elevation.

## CONSERVATORY

16'4" x 23'11" max (5.00m x 7.31m max)

With UPVC double glazed French doors leading to the side elevation and sliding patio doors to the rear elevation, UPVC double glazed windows to the rear elevation.

## FIRST FLOOR LANDING

With linen cupboard.

## BEDROOM ONE

17'8" x 12'9" (5.40m x 3.90m)

A dual aspect room with double glazed windows to the front and rear elevations with views over the countryside and grounds and a superb view to the Breidden Hills.

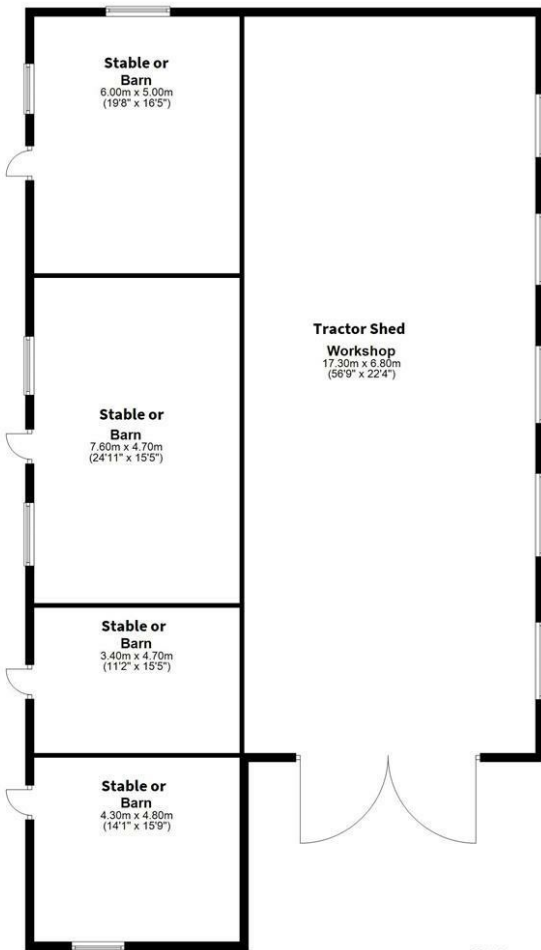
## BEDROOM TWO

10'9" x 15'8" (3.30m x 4.80m)

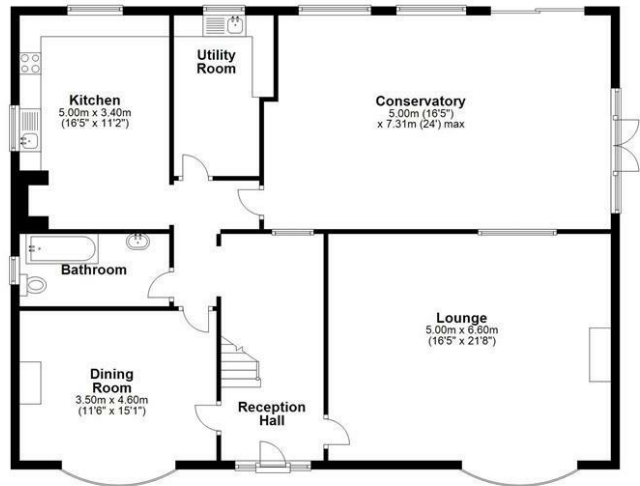
A dual aspect room with double glazed windows to the front and side elevations overlooking the grounds and with views in the distance and a superb view to the Breidden Hills.



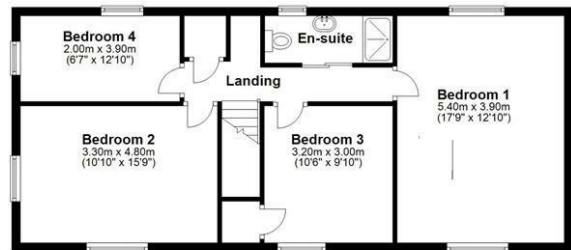
**Outbuildings**  
Approx. 223.1 sq. metres (2401.8 sq. feet)



**Ground Floor**  
Approx. 140.5 sq. metres (1512.4 sq. feet)



**First Floor**  
Approx. 89.0 sq. metres (742.9 sq. feet)



Total area: approx. 432.7 sq. metres (4657.2 sq. feet)  
**Neabrook**

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.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### BEDROOM THREE

10'5" x 9'10" (3.20m x 3.00m)

With double glazed window to the front elevation with a superb view to the Breidden Hills.

#### BEDROOM FOUR

6'6" x 12'9" (2.0m x 3.90m)

A dual aspect room with double glazed windows to the rear and side elevations overlooking the grounds.

#### SHOWER ROOM

Comprising a three piece suite with double glazed window to the rear elevation.

#### GARDENS AND GROUNDS

From the quiet lane level a drive leads to the outbuildings and barn and leads to the side of the property providing ample parking.

To the front of the property there is a laid to lawn area with gate providing access to a enclosed paddock. Offa's Dyke Public Path follows through this area.

The formal gardens extend to the rear of the property with laid to lawn areas and mature bushes and hedges.

The grounds enjoy various outside sitting and dining areas.

#### LAND

The grounds in total extend to just over 5 acres or thereabouts separated into three enclosures along with formal gardens and grounds. Two fields are located across the quiet lane.

#### FORMER STABLE BLOCK

Comprising loose boxes and access through to the Barn, hardstanding and enclosed to the front.



#### BARN/WORKSHOP/TRACTOR SHED

56'9" x 22'3" (17.30m x 6.80m)

With large entrance doors to the side elevation.

#### VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### POWYS COUNCIL AND TAX

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band 'F'

#### 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 Licence and a recent Utility Bill.



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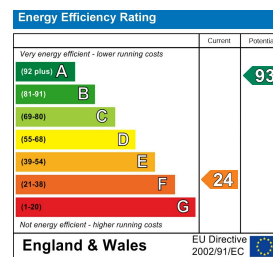
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend 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](mailto:oswestry@hallsgb.com)



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