



**FOR SALE**

Offers in the region of £570,000

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

Nestled in the picturesque village of Llandrinio, Llanymynech this former farmhouse is a true gem waiting to be discovered. Boasting 3 reception rooms and 4 bedrooms, this property offers ample space for comfortable living. With 2 bathrooms, convenience is key in this charming abode.

The property's character shines through with a stable block featuring loose boxes, perfect for those with an equestrian passion. Additionally, a large barn/workshop/tractor shed provides endless possibilities for hobbies or storage needs.

Situated in a tranquil rural location, this property offers a peaceful retreat from the hustle and bustle of everyday life. The surrounding countryside provides a serene backdrop for daily life, ideal for those seeking a slower pace.

For those with a green thumb there are stunning gardens with established trees and shrubs.

There is the option to acquire additional land nearby, ideal for equestrian enthusiasts or a potential glamping site. The famous Offa's Dyke pathway is in close proximity to the property.

Embrace the charm and potential this property holds, creating a truly idyllic countryside lifestyle.

NO ONWARD CHAIN.





- 4 Bed Detached Country Property with Paddock
- Further Land Available by Separate Negotiation
- Former Stable Block with Loose Boxes
- Large Barn/Workshop/Tractor Shed
- Beautiful Countryside Location
- NO ONWARD CHAIN

## 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

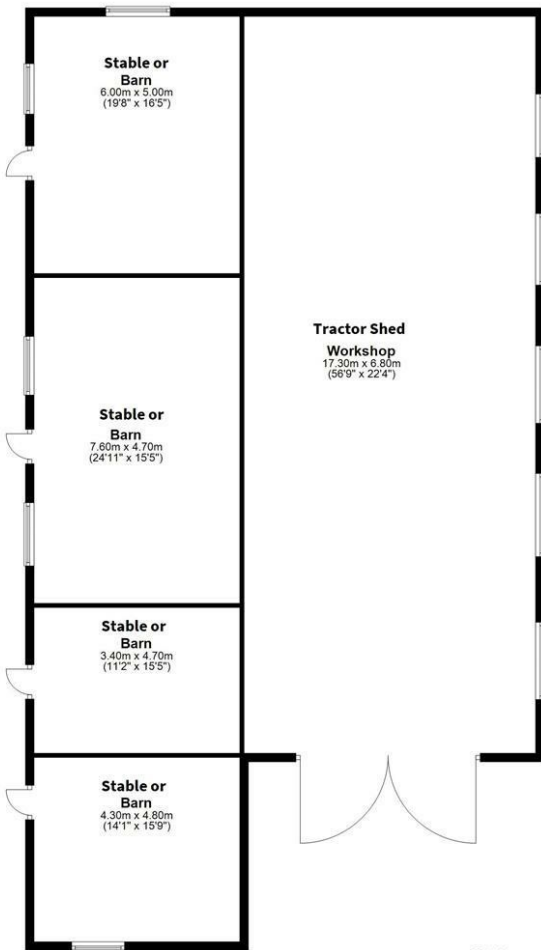
10'9" x 15'8" (3.30m x 4.80m)

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.



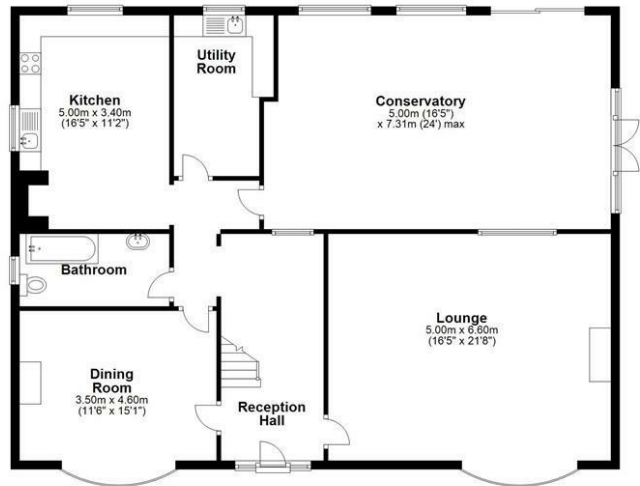
**Outbuildings**

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



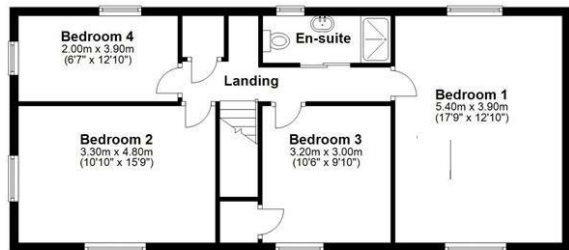
**Ground Floor**

Approx. 140.5 sq. metres (1512.4 sq. feet)



**First Floor**

Approx. 69.0 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**

**\*BY SEPARATE NEGOTIATION\***

There are two fields located across the quiet lane, allowing future potential for equestrian or leisure uses, subject to the necessary permissions.

#### **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.

#### **GENERAL REMARKS**

##### **SERVICES**

Mains electricity is understood to be connected. Oil central heating. Private water system. Septic tank foul drainage.

##### **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'

##### **VIEWINGS**

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

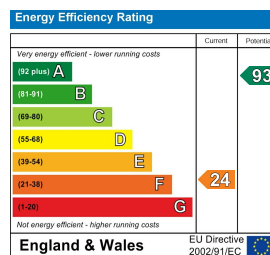




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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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



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