



FOR SALE

Offers in the region of £389,950

Church House Arddleen, Llanymynech, Powys, SY22 6RX

Welcome to this charming property located in the picturesque village of Arddleen with lovely views towards Rodney's Pillar. This stunning detached house boasts a unique history as a former Methodist Church, and features a plethora of beautiful period and character features.

As you step inside, you'll be greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The property's period features add a touch of elegance and nostalgia, creating a warm and inviting atmosphere throughout. The double glazing and oil central heating ensure that you'll stay cozy and warm during the colder months.

Outside, you'll find off-road parking and a covered store, providing convenience and security for your vehicles and belongings. The gardens surrounding the property could easily be landscaped to create a picturesque retreat and canal walks are in close proximity.





- Beautiful Converted Methodist Church
- Original Ornate Church Doors
- Vaulted Ceiling with Exposed Beams
- Lovely Views of Rodney's Pillar
- Close Proximity to Canal Walks
- Ample Off-Road Parking & Outside Store

LOCATION

The popular and accessible village of Arddleen lies on the A483 Welshpool to Oswestry road. Arddleen has a primary school and public house with nearby convenience stores available in the villages of Four Crosses and Guilsfield. A good range of amenities can be found at the nearby market town of Welshpool including shopping, leisure, social and educational facilities as well as a railway station. Alternatively Oswestry, Shrewsbury, Wrexham and Chester are accessible for commuters on a daily basis.

DIRECTIONS

From Oswestry proceed along the A483 towards Welshpool. Turn right by the Horseshoe Public House, proceed and take the second left turning where the property will be observed on the left hand side.

W3W: ///tiredness.hiked.relatives

THE ACCOMMODATION

A UPVC part double glazed entrance door leads into:-

DINING ROOM

12'1" x 12'1" (3.70m x 3.70m)

With UPVC double glazed window, laminate flooring, radiator, feature original wooden church doors leading into:-

FAMILY ROOM

15'8" x 14'5" (4.80m x 4.40m)

With a feature vaulted ceiling with exposed beams, laminate flooring, dual aspect UPVC double glazed windows and two radiators.

SITTING ROOM

9'2" x 14'1" (2.80m x 4.30m)

With UPVC part double glazed exterior door, sliding patio door and window, radiator and laminate flooring.

INNER LOBBY

With laminate flooring, loft hatch, recessed spotlighting and smoke detector.

BEDROOM ONE

11'9" x 14'9" (3.60m x 4.50m)

With feature vaulted ceiling and exposed beams, radiator, UPVC double glazed window and TV point.

BEDROOM TWO

10'5" x 8'10" (3.20m x 2.70m)

With UPVC double glazed window, laminate flooring and built in wardrobe.

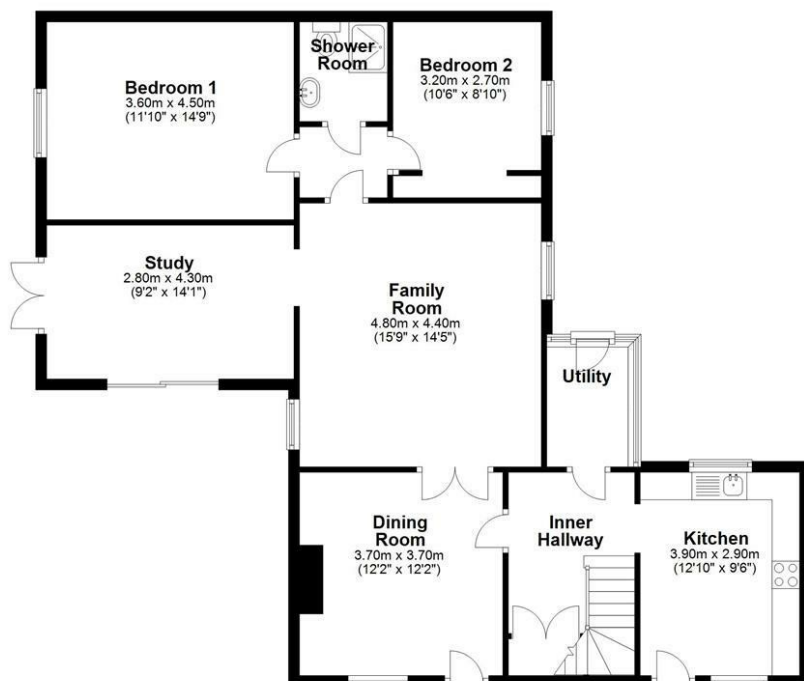
SHOWER ROOM

With a white three piece bathroom suite comprising: pedestal wash hand basin with mixer tap, low flush WC, shower unit with tiled surround and shower screen/door, heated towel rail, part tiled walls, recessed spotlighting, extractor and tiled floor.



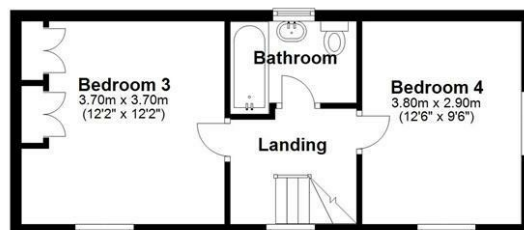
Ground Floor

Approx. 103.3 sq. metres (1111.7 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 137.2 sq. metres (1477.2 sq. feet)

Church House

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



INNER HALLWAY

With laminate flooring, radiator, stairs to first floor, built in under stairs storage cupboard with access to:-

UTILITY

With UPVC double glazed exterior door and window, oil central heating boiler, central heating control and space for appliances.

KITCHEN

12'9" x 9'6" (3.90m x 2.90m)

With UPVC part double glazed exterior door to covered store, dual aspect UPVC double glazed windows, range of fitted wall and floor units, work surfaces, stainless steel sink and drainer with mixer tap, part tiled surround, integrated twin oven, electric 4 ring hob, stainless steel extractor hood over, integrated dishwasher, space for fridge/freezer, radiator, laminate tile effect flooring.

FIRST FLOOR LANDING

With UPVC double glazed window and access to:-

BEDROOM THREE

12'1" x 12'1" (3.70m x 3.70m)

With UPVC double glazed window, radiator, loft hatch, built in airing cupboard and built in wardrobes.

BEDROOM FOUR

12'5" x 9'6" (3.80m x 2.90m)

With dual aspect UPVC double glazed windows and delightful views towards Rodney's pillar, radiator.

BATHROOM

With UPVC double glazed window, white three piece bathroom suite comprising: low flush WC, pedestal wash hand basin with mixer tap, bath with tiled surround and mixer tap/shower attachment, radiator.



GARDENS AND GROUNDS

A gravel driveway provides ample off-road parking and turning with access to an attached covered store. The low maintenance gravel gardens extend to the side of the property but could easily be landscaped to form a stunning lawned garden. Oil storage tank. To the rear there is a decked patio area and shrub bed.

TENURE

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

VIEWINGS

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

POWYS COUNCIL INFORMATION

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

4 ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



Energy Performance Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

Halls
1845

01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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