



FOR SALE

Offers in the region of £399,950

Church House Arddleen, Llanymynech, Powys, SY22 6RX

A unique and rare opportunity to purchase a converted, former school house/Methodist church which has created a most characterful and well appointed family home. The property enjoys a pleasant village location with excellent commuter links via the A483. Benefitting from UPVC double glazing and Oil Fired Central Heating. The flexible and well planned accommodation comprises: Dining Room, Family Room, Sitting Room, Inner Lobby, Two Ground Floor Bedrooms and Shower Room, Inner Hallway, Kitchen, Utility, First Floor Landing, Two Further Bedrooms, Bathroom, Attached covered Store, Driveway providing ample off-road parking and Gardens.





- **Converted Former School House/Church**
- **Popular & Accessible Village Location**
- **Original Wooden Church Doors**
- **Vaulted Ceiling with Exposed Beams**
- **Low Maintenance Gardens & Decked Patio**
- **Ample Driveway**

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.

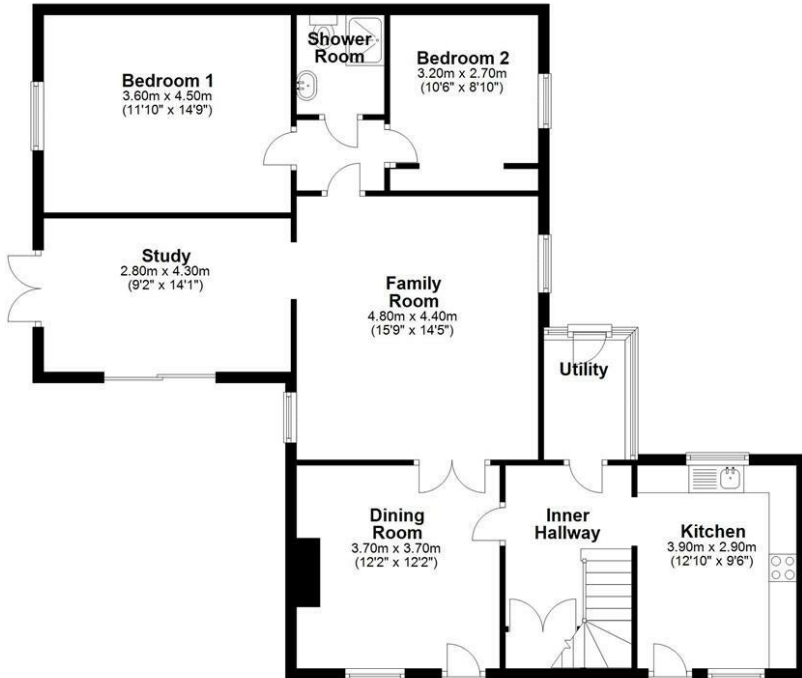
SHOWER ROOM

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.



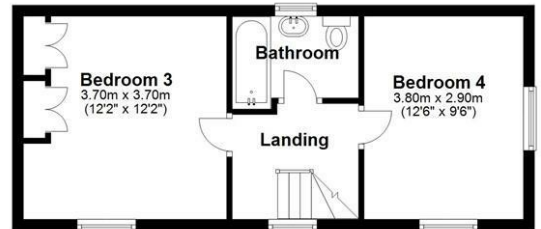
Ground Floor

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 with 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@hallsgb.com

POWYS COUNCIL INFORMATION

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

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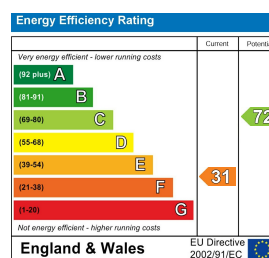
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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



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