



FOR SALE

Price Guide £364,995

Little Chapel Deytheur, Llansantffraid, Powys, SY22 6TF

An excellent opportunity to purchase a character, tastefully converted, former chapel, enjoying a delightful rural location, with approximately 0.43 acre amenity paddock. For sale with NO ONWARD CHAIN.





- Character converted former chapel
- Delightful rural location
- Open plan living accommodation
- Three bedrooms
- Amenity paddock approx. 1/3rd acre
- No Chain

DIRECTIONS

From Oswestry proceed on the A483 towards Welshpool through the villages of Pant and Llanymynech. Continue straight over the roundabout at Four Crosses, proceed past the turning for Llandrinio (B4393) and take the next right turning sign posted Penrhos. Follow the lane and take the right turning by Penrhos village hall before the Church up the bank. Proceed along this road passing the farm (on the left) and eventually the 'Little Chapel' will be observed on the right hand side.

SITUATION

Deytheur is a quiet rural hamlet some 1 mile from the village of Four Crosses which includes a petrol filling station and village store. Other facilities include a primary school, doctors' surgery and bus services to local towns. Larger shopping, leisure and educational facilities are available in Welshpool (10 miles), Oswestry (10 miles) and Shrewsbury (17 miles), distances approx. Railway stations are located at Welshpool, Gobowen and Shrewsbury.

DESCRIPTION

A character converted former chapel which enjoys a delightful rural location yet is within easy reach of the A483 road network. The accommodation comprises a lovely open plan reception room incorporating the kitchen with stairs leading off to a landing with vaulted ceiling. The principle bedroom 1 benefits from an ensuite WC, two further bedrooms and bathroom. To the exterior a metal gate leads onto a pathway which in turn leads to an area of amenity paddock with shed extending to approximately 0,43 acre.

ACCOMMODATION

Original solid wood arched entrance door, with flagged floor, high level electric fuse box, steps down leading into:

OPEN PLAN LOUNGE / KITCHEN / DINING ROOM

Four high level double glazed windows, double glazed exterior door to side, recessed spot lighting, two radiators, vinyl wood effect floor covering, feature cast iron log burner, oil fired central heating boiler, central heating control, TV and telephone points, range of fitted wall and floor units, work surfaces, space for appliances, integrated ELECTRIC OVEN, FOUR-RING HOB, COOKER HOOD over, stainless steel sink and drainer, tiled surround, stairs leading off to first floor and two smoke detectors.

FEATURE FIRST FLOOR GALLERY LANDING

With exposed beams, smoke detector, radiator, exposed timber flooring, Velux window.

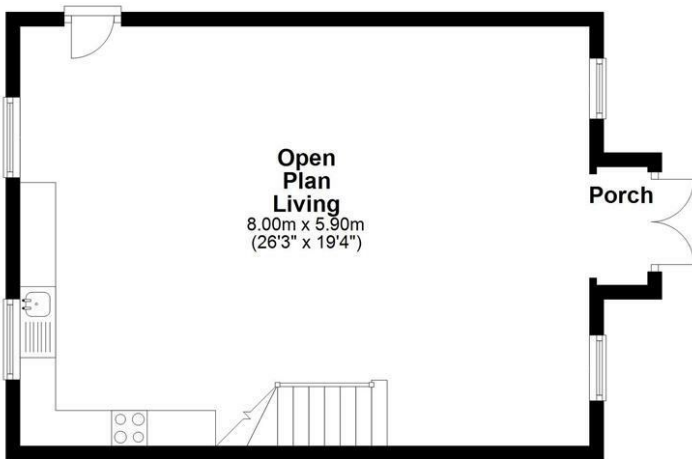
BEDROOM 1

Three feature arched windows with delightful countryside views, exposed timber floor, vaulted ceiling, exposed beams, and radiator.



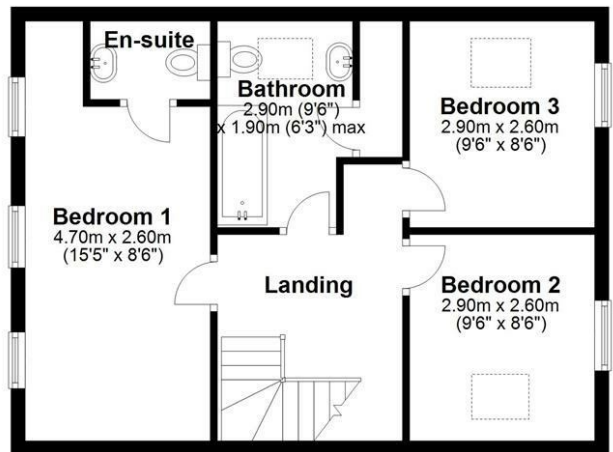
Ground Floor

Approx. 48.6 sq. metres (522.7 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 95.8 sq. metres (1030.7 sq. feet)

Little Chapel

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.



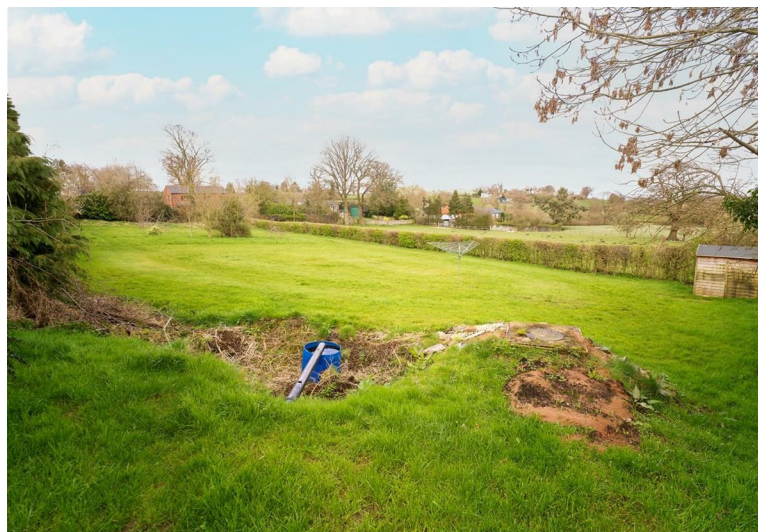
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



ENSUITE WC

With white suite comprising low flush WC, pedestal wash hand basin with tiled splashback, mirror and light / shaver point over, heated towel rail, extractor, TV point, exposed beams.

BEDROOM 2

Velux window, feature arched window, radiator, vaulted ceiling / beams, exposed timber flooring.

BEDROOM 3

Feature arch window, Velux window, radiator, vaulted ceiling / beams, exposed wooden flooring.

BATHROOM

Velux window, white suite comprising: panelled bath with part tiled surround, shower over and glazed folding screen, low flush WC, pedestal wash hand basin with tiled splashback, mirror and light/shaver point over, two heated towel rails, extractor and built in storage cupboard.

OUTSIDE

A bricked paved driveway provides off-road parking provision. An oil storage tank with log store can be located to the side of the front elevation.

AMENITY PADDOCK

A wrought iron style gate leads down onto a paved pathway, which in turn leads to an area of ground extended to approximately 0.43 acre, which could be utilised as a small amenity paddock or such other use - subject to any necessary planning consents for change of use. The paddock also includes a shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and curtains/nets are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity. Septic tank drainage. Oil fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Powys County Council or visit www.powys.gov.uk/counciltax.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com



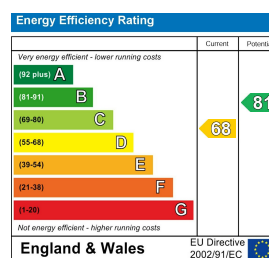
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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