

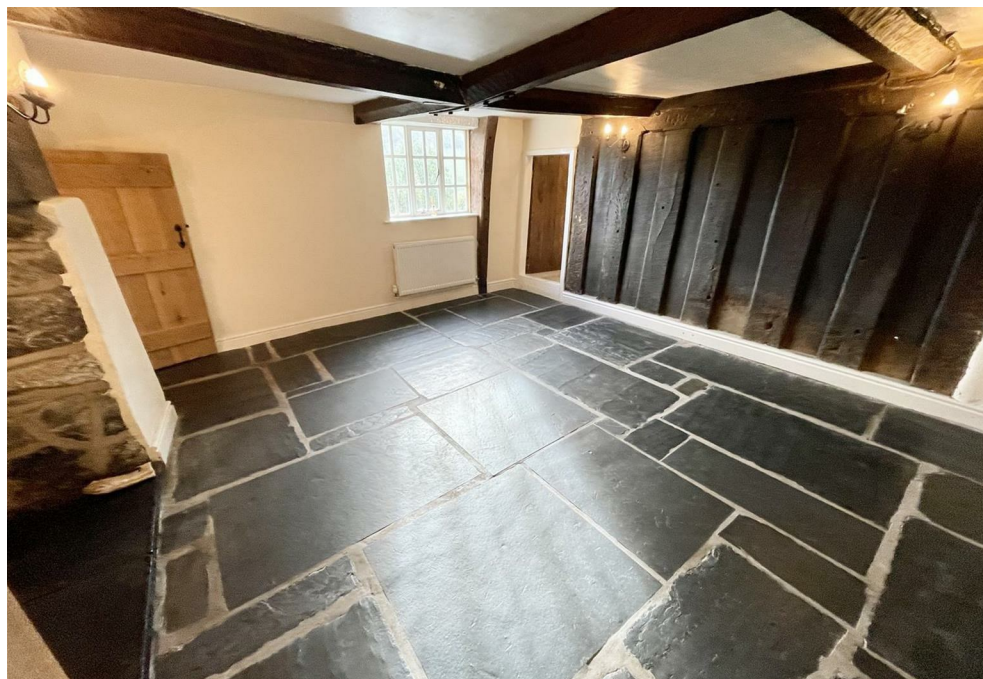
**TO LET**

£995 Per Calendar Month

Ty Tan Y Derwen Cwm Nant Y Meichiaid, Llanfyllin, SY22 5LY

An excellent example of a fine Tudor/Elizabethan family home, quaint, romantic and full of historical character. This property is rural but not isolated and benefits from a lovely open aspect across open farmland and The Brogan Valley. Reception Hall, Kitchen Breakfast Room, Utility Room, Living Room, Dining Room, Garden Room, Cloakroom, Store Room, First Floor Landing, Three Double Bedrooms, Shower Room, Parking, Garage/Store, Outside Sitting Area.





- **Grade II Listed**
- **Oil Fired Central Heating**
- **Character Historical House**
- **Semi Rural Location**
- **Available Now**

LOCATION

The picturesque rural hamlet of Cwm Nant-Y-Meichiaid is situated 3 miles from the popular town of Llanfyllin.

The popular town of Llanfyllin provides its locals with their every day requirements including the facilities of a Chemist, Bakery, Garage, Convenience Stores, Butchers, Hotel, Public House and Church etc. The town also has the benefit of primary, secondary and sixth form education and a state of the art Doctor and Dentist surgery.

DIRECTIONS

From Oswestry, take the A483 towards Welshpool. At Llyncllys cross roads turn right at the White Lion, carry on for 3 miles until you reach reach a left turn signed Llansantffraid A495. In Llansantffraid by Lion Hotel, turn right sign posted Llanfyllin. Proceed through the village of Llanfechain turning right at the 'T' junction sign posed Llanfyllin. Proceed 300 yards then turn left signposted Cwm Nant-Y-Meichiaid. Proceed on this lane for approximately 0.5 miles, turning left, proceed through the entrance gates which leads to the property. What3words: ///suddenly.gems.mouth

COVERED ENTRANCE HALL

With quarry tiled floor and period door leading into:-

RECEPTION HALL

With exposed timbers to the ceiling, quarry tiled floor, door leading through to:-

KITCHEN BREAKFAST ROOM

18'4" x 16'3" (5.58 x 4.95)

The kitchen comprises a comprehensive range of fitted base and wall units which provide a good amount of storage space with worktops over and splashbacks, 1.5 stainless steel sink unit, feature oil fired Stanley Range with two hot plates and two ovens providing the central heating situated within chimney breast recessed with original beam over with feature bread oven, quarry tiled floor, space for table, window to the front elevation overlooking over countryside, gardens and grounds, fitted dishwasher and oven.

UTILITY ROOM

With window to the side elevation, base units for storage, space for appliances, airing cupboard housing hotwater tank with immersion heater.

GARDEN ROOM

11'1" x 22'0" inc Utility and Store (3.39 x 6.71 inc Utility and Store)

With double glazed elevations, doors leading out to the side, oak floor, exposed timbers to the wall.

CLOAKROOM

Comprising a two piece suite.

STORE ROOM/BOOT ROOM

With oak floor and exposed timbers to the wall.



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



3 Bedroom/s



1 Bath/Shower Room/s



DINING ROOM

With double glazed window to the front elevation overlooking the gardens and grounds and with open countryside views in the distance, feature inglenook fireplace housing a log burning stove set within random stone chimney breast with oak beam over, feature slate floor, exposed timbers to the ceiling and to the walls, door leading to the stairs.

LIVING ROOM

18'3" x 10'6" (5.56 x 3.20)

A dual aspect room with double glazed window to the front elevation overlooking the gardens and grounds and with open countryside views in the distance and double glazed window to the rear, a wealth of exposed timbers.

CLOAKROOM

17'9" x 13'5" (5.40 x 4.10)

Comprising a two piece suite in white providing a low flush WC, wash hand basin with vanity cupboard, tiled floor, light point.

FIRST FLOOR LANDING

A split staircase, double glazed window to the rear elevation.

BEDROOM ONE

16'1" x 17'9" (4.90 x 5.41)

A dual aspect room with windows to the front and side elevations with superb open countryside views, a wealth of exposed timbers.

BEDROOM TWO

14'11" x 12'11" (4.55 x 3.93)

With window to the front elevation with superb open countryside views, exposed timbers.

BEDROOM THREE

11'8" x 17'7" (3.55 x 5.37)

With window to the front elevation with superb open countryside views, exposed timbers.



SHOWER ROOM

Comprising a three piece suite providing a shower unit, pedestal wash hand basin, low flush WC, double glazed window to the front elevation.

GARDENS AND GROUNDS

From the lane level a shared drive leads to the side and to the front of the property. To the front there is an area for table and chairs.

GARAGE AND STORE

Providing solid fuel storage area.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

TERM

Long term tenants preferred.

DEPOSIT

£1,148.00 will be held in the Deposit Protection Service.

AGENT NOTE

Please be advised, photos were taken prior to tenancy.



TO LET

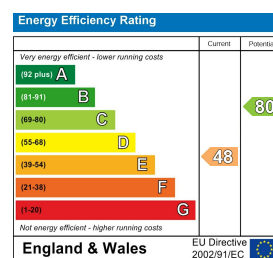
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Lettings
oswestry.lettings@hallsgb.com
20, Church Street, Oswestry, Shropshire, SY11 2SP



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