

**FOR SALE**

Guide Price £920,000

Tan Y Ffridd Cottage, Meifod, Powys, SY22 6HT

A beautiful and superbly extended detached country residence tastefully presented, whilst enjoying extensive gardens and grounds together with courtyard parking, garaging, stores, self contained annexe and grazing land in a parkland style setting with stunning views. IN ALL ABOUT 18.67 ACRES.





- Impressive extended country home
- Beautifully presented accommodation
- A wealth of traditional features
- Delightful lawned gardens, grounds and pond
- Multi car garaging and stores
- Two bed self contained annexe
- Grazing land in a ring fence
- Wonderful position with extensive views
- IN ALL ABOUT 18.67 ACRES

DIRECTIONS

Use Sat Nav postcode SY22 6HT or what three words: Pear.Stubble.Eclipses.

SITUATION

The property is set in a slightly commanding position in a beautiful parkland style setting, with stunning views over the valley and surrounding hills, whilst set well back from the road along a sweeping tree lined driveway. The nearby village of Meifod is about 2.5 miles and offers a basic selection of amenities. More comprehensive amenities can be found at Welshpool approx 10.1 miles, Shrewsbury 28.6 miles or Oswestry 16.8 miles. There are railway connections at both Welshpool and Gobowen, whilst the tourist attractions of mid Wales and the Welsh coast are within easy reach. The area is also known well for its country pursuits.

DESCRIPTION

Tan Y Ffridd Cottage offers a unique country home. The original part of the cottage is believed to date back to the late 17th Century and has in more recent times been tastefully and comprehensively extended to provide the present high quality living accommodation. This wonderful country home offers a blend of both traditional character and contemporary themes. The original cottage boasts a wealth of exposed wall and ceiling beams, oak flooring and solid oak internal doors which creates a charming atmosphere. The ground floor accommodation is particularly inspiring with a welcoming kitchen/breakfast room. There is a splendid drawing room with a JETMASTER wood burner. This room then opens out onto the period style conservatory with under floor heating and its stunning views out over the land and open countryside beyond. From the drawing room a secret door then gives access to a stunning family dining room, which is particularly versatile having previously been used as a music room and offers multiple uses. On the first floor, the master bedroom suite provides a dressing room and en-suite bathroom. The remaining three bedrooms are then served by the spacious bath/shower room.

Outside, the gardens are rather charming with formal lawned areas. A sizeable pond and generous grounds. To the rear of the house there is courtyard parking, multiple car garaging and a separate building which contains the self contained two bedroom annexe/guest accommodation. In addition, there are adjacent stores and a very useful workshop.

The land surrounds the house and is divided by the driveway with the two front parcels being generally level and the rear parcel being banked. The land offers various livestock uses and could be easily sub-divided if required.

ACCOMMODATION

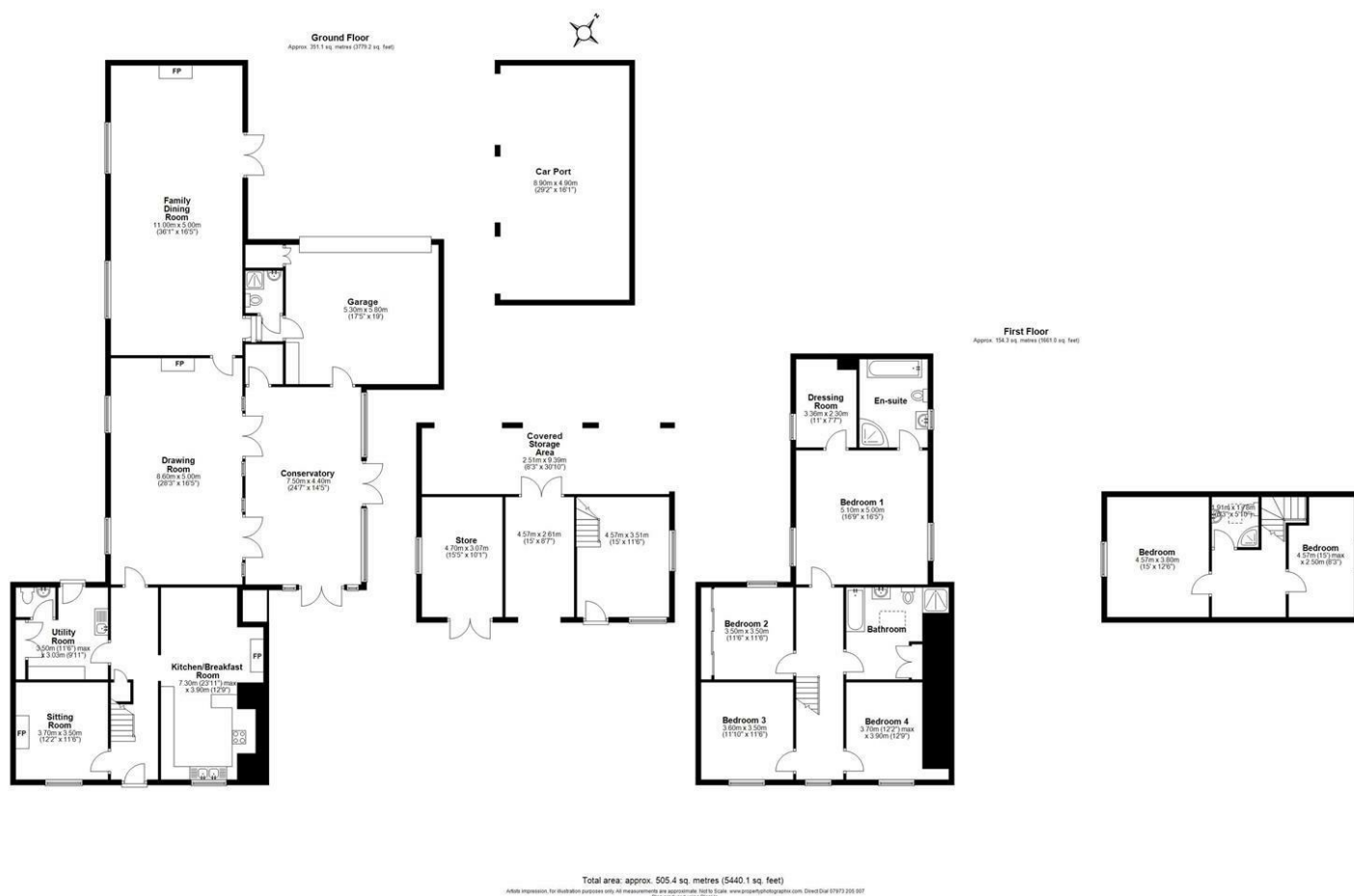
PORCH

RECEPTION HALL

With oak flooring and panelled staircase. Understairs storage cupboard.

SITTING ROOM

Oak flooring. Ornamental fireplace with oak surround and slate hearth. Exposed wall and ceiling beams.



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.



4 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



KITCHEN/BREAKFAST ROOM

With oak flooring. Comprehensively fitted to include extensive granite work surfaces with tiled splash and built in BELFAST style sink. An extensive range of cream coloured faced base and eye level cupboards together with drawers. Tray store. Oak shelving. Under unit lighting. Pelmet with twin downlighters. Old tiled large recess with split level work top and inset BRITANNIA (DUAL FUEL - LPG GAS AND ELECTRIC) HOB RANGE COOKER. BOSCH DISHWASHER. Integrated FRIDGE. Ceiling downlighters.

Breakfast Area with an inglenook fireplace. Oak beam. Quarry tiled hearth and CLEARVIEW wood burning stove. Exposed wall beams.

UTILITY ROOM

With tiled floor. Fitted sink unit with surrounding tiled splash. Cupboards under. Space and plumbing for washing machine. Additional worktop with matching cupboards above and below. Space for deep freeze cabinet. Wide double pantry/store cupboard. External entrance door.

SEPARATE WC

With tiled floor. Wash hand basin and close coupled WC.

DRAWING ROOM

With oak flooring. Oak beamed ceiling. Distinctive stone fireplace with inset JETMASTER fire grate and stone hearth. Display recess to one side with oak casing. Two pairs of double glazed twin French doors with matching side screens through to the Conservatory. Oak fitted bookcase incorporating a concealed door through to the Family Dining Room.

DINING CONSERVATORY

Built in a period design with wraparound double glazed windows incorporating two pairs of French doors leading out to a terrace. Double glazed pitched roof. Wraparound pelmet with downlighters. Tiled floor with underfloor heating. Communicating door through to the Garage.

MAGNIFICENT FAMILY DINING ROOM

With oak panelled and beamed vaulted ceiling. Oak flooring with exposed oak truss. Oak surround. Fireplace with JETMASTER fire grate and slate hearth. Twin French doors leading out to the courtyard.

LOBBY OFF

With part oak and tiled floor. Connecting door to the Garage.

SHOWER/CLOAKROOM

With tiled floor. Corner tiled shower with electric wall mounted shower unit. Pedestal wash hand basin with splash and fitted mirror over. Close coupled WC.



FIRST FLOOR LANDING

With part old oak boarded floor. Exposed wall beams. Downlighters. Access to the loft space.

PRINCIPAL BEDROOM 1

With front and rear window aspects.

EN-SUITE DRESSING ROOM

With hanging rails and shelving. Access to the loft space.

EN-SUITE BATH/SHOWER ROOM

With tiled floor and walls. Panelled bath with chrome mixer tap and shower attachment. Large wall dressing mirror. Corner tiled shower cubicle with direct feed shower unit. Wash hand basin and close coupled WC. Heated chrome tile rail. Various wall fittings. Ceiling downlighters.

BEDROOM 2

With two walls having exposed beams.

BEDROOM 3

Two walls having exposed beams. Chimney breast with bedhead.

BEDROOM 4

With extensive fitted wardrobe range. Two walls with exposed beams.

FAMILY BATH / SHOWER ROOM

With panelled bath having mixer tap with shower attachment. Pedestal wash hand basin. Close coupled WC. Recess and large mirror. Electric shaver socket. Tiled shower cubicle with direct feed shower unit. Chrome heated towel rail and eye level deep store cupboard. Large linen cupboard.

OUTSIDE

The property is approached through a gated entrance along a lovely tree lined driveway, which divides part of the land and gently sweeps up to the house and to a rear parking courtyard. Around this lies a range of outbuildings including:

ATTACHED DOUBLE GARAGE

With electric roller shutter entrance door. Fitted workbench with vice. A selection of storage cupboards. Access to loft space. Power and lighting. Walk in Boiler / Cylinder Cupboard - containing BOULTER oil fired central heating boiler. Modern hot water cylinder (pressurised system). Two internal communicating doors to the main house.

TIMBER FRAMED TRIPLE CAR PORT

Being open fronted with oak work and three bays.

ADJOINING MOWER STORE

With timber twin entrance doors and side pedestrian door. External footings to part of the front have been prepared for a possible Lean-to/Greenhouse (Subject to any necessary planning consents).



GUEST ANNEXE, STORE AND WORKSHOP BUILDING

Built of timber cladding beneath a slate roof. Comprising potential LIVING KITCHEN with ceiling downlighters. Pine staircase rising to FIRST FLOOR LANDING. BEDROOM 1 (Double). BEDROOM 2 (Single). SHOWER ROOM with tiled shower cubicle and direct feed shower unit. Close coupled WC. Unit with wash hand basin and fitted mirror over and lighting. OPEN FRONTED TRAILER STORE - With lighting and rear access to a substantial LEAN-TO STORE. WORKSHOP/TOOL STORE - With timber twin entrance doors. Fitted shelving and wall mounted Gas (LPG) WORCESTER combination central heating boiler serving the Annexe accommodation. External sited oil storage tank which serves the house boiler and separate LPG gas tanks serve the Annexe.

THE GARDENS AND GROUNDS

These compliment the property and generally surround the house and outbuildings and include a variety of lawns, more formally to the front with stone flagged pathways meeting under a timber framed PERGOLA. A stone flagged terrace extends around the house on two sides. There are a wealth of flowering shrubs, together with a number of specimen trees. The gardens are divided in part by the driveway, adjoining which is a pond having a timber bridge feature. The gardens then extend away towards the outbuildings and are interspersed by flowering shrubs and fruit trees. The courtyard has a flagged pathway which extends in an 'L' shape, partly covered by a TIMBER PERGOLA with flowering plants including wisteria. To the rear of the house is a LOG STORE with recycling areas.

THE LAND

This extends around the house in a ring fence and is down to permanent pasture with pre made field enclosures. A water tank serves part of the land.

THE WHOLE EXTENDS TO APPROXIMATELY 18.67 ACRES.

GENERAL REMARKS

RIGHTS OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoing whether mentioned in these particulars or not. It is understood that a public footpath extends over part of the driveway and a section of the land. Please check with Agent for any further information.

FIXTURE AND FITTINGS

Carpets and lights are included in the sale. Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. The main house has oil fired central heating. The annexe has LPG gas heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band G - Powys 1 (Montgomeryshire). Please confirm the council tax details via www.gov.uk/council-tax-bands.

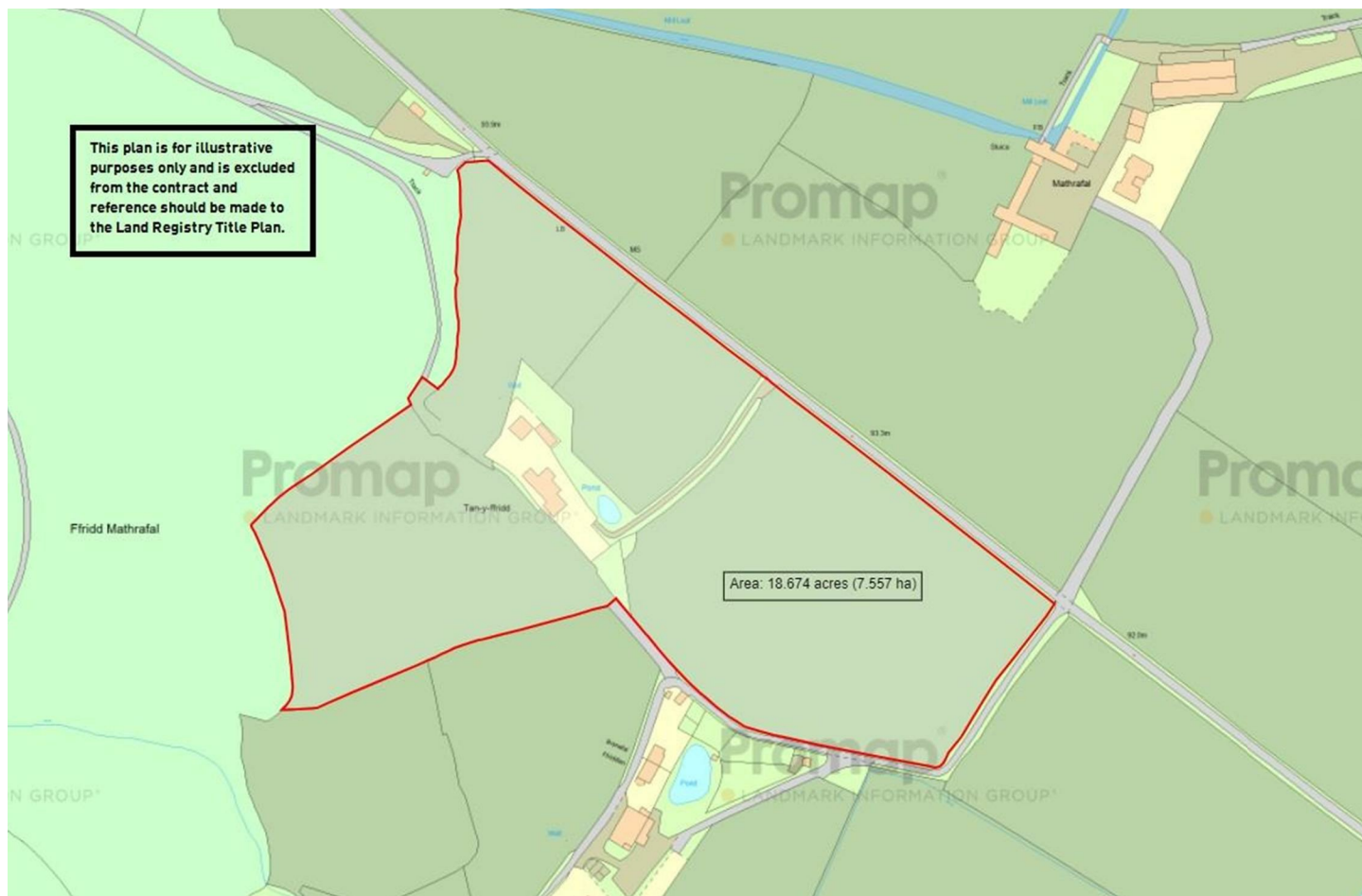
VIEWINGS

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

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

FOR SALE

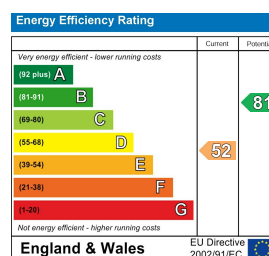
Tan Y Ffridd Cottage, Meifod, Powys, SY22 6HT



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@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.