



Tan Y Ffridd Cottage

MEIFOD | POWYS | SY22 6HT





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Oswestry 16.8 miles | Wrexham 28 miles | Shrewsbury 28.6 miles | Chester 38 miles
(all mileages are approximate)

A BEAUTIFUL & SUPERBLY EXTENDED DETACHED COUNTRY RESIDENCE

A wealth of traditional features
Delightful lawned gardens, grounds and pond
Multi-car garaging and stores
Two-bed self contained annexe
Wonderful position with extensive views
IN ALL ABOUT 18.67 ACRES



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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.

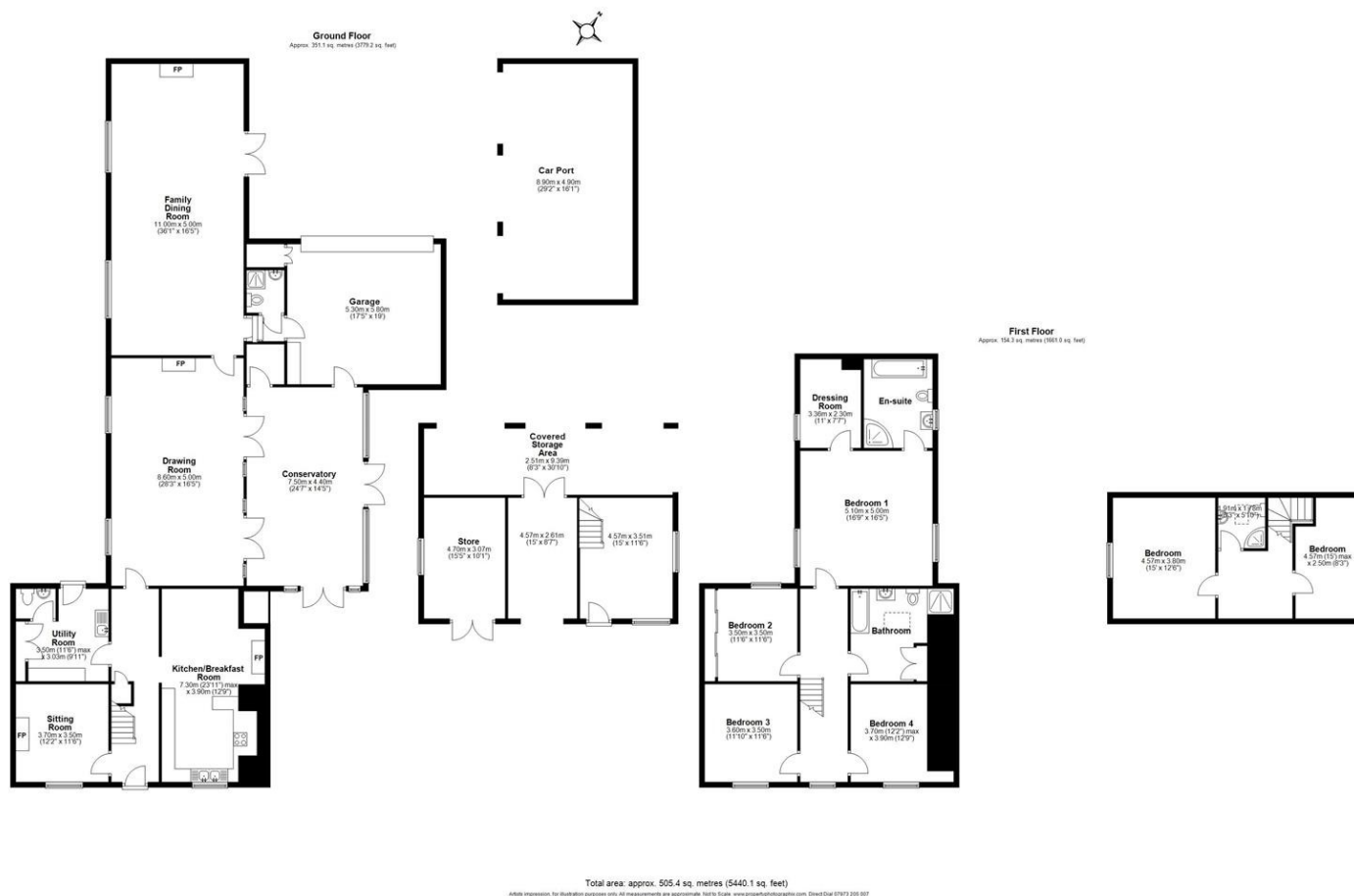
SITUATION

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.

PROPERTY

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.



GARDENS

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.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Oswestry College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep., Packwood Haugh, and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

The property benefits from mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

Powys County Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Tel: 01597 826000

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///pear.stubble.eclipses.

From Oswestry, proceed out of town along the A495. After approximately 1.2 miles, take the right-hand turn signposted for Perth. Continue along this country lane for around 0.5 miles. The entrance to Tan Y Ffridd Cottage will be found on the left-hand side, clearly marked with a Halls "For Sale" board.



RIGHT OF WAY & EASEMENTS

The property is sold subject to all rights of way, wayleaves, easements, and covenants, whether mentioned in these particulars or not. It is understood that a public footpath crosses part of the driveway and a section of the land.

BOUNDARIES, ROADS & FENCES

The purchaser(s) shall be deemed to have full knowledge of the boundaries. Neither the vendor nor the selling agents shall be responsible for defining ownership of boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



