



VILLA NORGE

CAE BONCYN LANE | LLANFYLLIN | SY22 5ER





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Oswestry 13 miles | Wrexham 24 miles | Shrewsbury 29 miles | Chester 41 miles
(all mileages are approximate)

An exceptional and truly unique four-bedroom detached home of remarkable character

A rare and striking Grade II Listed Scandinavian-style home
Four bedrooms, two bathrooms and three reception rooms offering versatile and characterful accommodation
Beautifully presented interiors combining period timber craftsmanship with tasteful modern comforts
Set within mature landscaped gardens with lawns, fruit trees, pond
Delightful Rural Location



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Villa Norge is an extraordinary and historically significant property, offering a rare opportunity to acquire a Scandinavian-style timber home of remarkable architectural distinction. Believed to have been imported from Norway in the late 1800s and re-erected on its present site in 1923, the property showcases exceptional craftsmanship throughout, constructed from Scots Pine with intricate decorative detailing and striking chalet-style balconies.

SITUATION

Villa Norge enjoys a peaceful edge-of-town position on the outskirts of the thriving market town of Llanfyllin, nestled in the picturesque Vyrnwy Valley at the foothills of the Berwyn Mountains. The town offers a welcoming community with a wide range of local amenities including independent shops, cafés, public houses, a doctor's surgery, dentist, leisure centre and regular local markets.

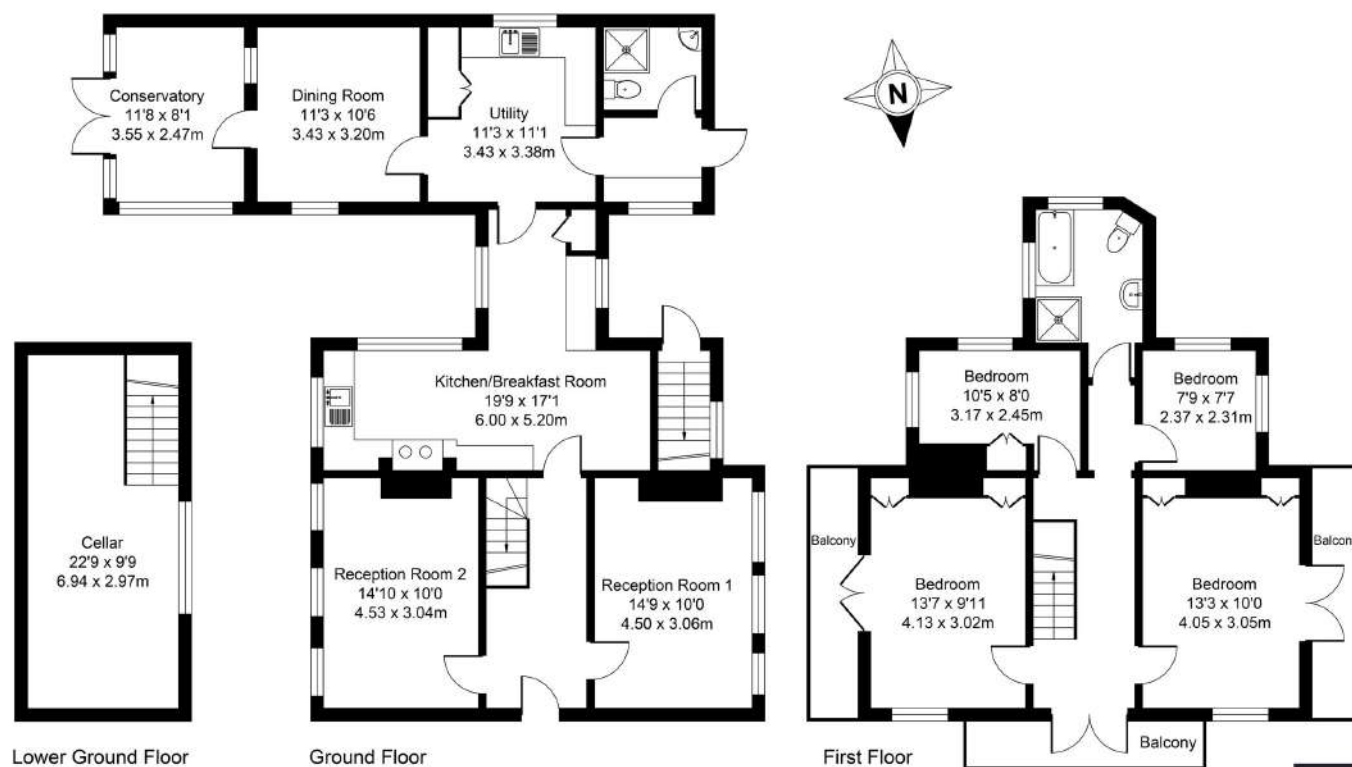
The surrounding countryside provides outstanding opportunities for outdoor pursuits such as walking, cycling and horse riding, with nearby attractions including Lake Vyrnwy, Pistyll Rhaeadr waterfall and the scenic Tanat Valley. Despite its rural charm, Llanfyllin is well connected, with the larger towns of Oswestry (13 miles), Welshpool (14 miles) and Shrewsbury (29 miles) all within easy reach, while Chester (41 miles) provides wider commercial, leisure and transport links.

PROPERTY

The accommodation at Villa Norge is arranged to take full advantage of its characterful timber construction and generous proportions, offering well-balanced living space that combines charm and practicality.

A welcoming entrance hall sets the tone with exposed timber panelling and doors leading to the principal reception rooms

The sitting room features a wood-burning stove with windows overlooking the gardens, while



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no responsibility is taken for any error.

the drawing room provides a further elegant living space ideal for entertaining, also centred around a feature fireplace. A separate dining room adjoins the conservatory, which enjoys an abundance of natural light and provides lovely views across the gardens. The bespoke kitchen, designed and fitted by Kenton Jones of Welshpool, is beautifully appointed with a range of hand-crafted units, integrated appliances and ample workspace. It opens conveniently into the dining area, creating a sociable and functional layout

ideal for modern family life. A utility/boot room offers useful additional storage and external access, and a ground-floor shower room with WC adds convenience. A door from the hallway also leads down to a practical cellar/storage area.

Throughout, the property exudes a warm and welcoming atmosphere, with fine attention to detail and craftsmanship rarely seen in homes of this era.



GARDENS

Villa Norge stands within beautifully landscaped gardens that perfectly complement its character and setting. The gardens are a true feature of the property, offering a tranquil and private environment with mature lawns, established trees and colourful borders. A small pond, vegetable area and a range of heritage fruit trees — including a notably old Bramley apple and pear — enhance the natural charm and self-sufficiency appeal.

A wrap-around patio provides an excellent space for outdoor dining and entertaining, taking full advantage of the delightful outlook across the gardens and surrounding countryside. The property is approached through a gated entrance onto a gravel driveway with ample space for parking and turning. The setting is peaceful and rural, with the approach along a quiet country lane and a shallow ford nearby, adding to the property's sense of seclusion and character.

SCHOOLING

Llanfyllin offers a highly regarded educational catchment with Llanfyllin Primary School, High School/Sixth Form which is located within the town and within walking distance of the property. A range of well-respected independent schools are also accessible in the wider area including Moreton Hall and Oswestry School in Oswestry, Ellesmere College, and Shrewsbury School.

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

We understand that the property has the benefit of mains water, electric and Drainage.

LOCAL AUTHORITY

Powys County Council, County Hall, Spa Road East
Llandrindod Wells, Powys LD1 5LG

Tel: 01597 826 000.

COUNCIL TAX

Council Tax Band – F

DIRECTIONS

What3Words //splice.reactions.highbrow
From the Halls Oswestry office, proceed west on the A483 towards Welshpool. At Llynclys crossroads, turn right onto the A495 signposted for Llanfyllin. Continue through Llansantffraid-ym-Mechain and into Llanfyllin. On entering the town, turn right onto Cae Boncyn Lane and continue for approximately half a mile, where Villa Norge will be found on the right-hand side, identified by a Halls 'For Sale' board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

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.



