

# BOWEN

PROPERTY SINCE 1862



Guide Price – £300,000

🏠 4 Bedrooms

🚿 1 Bathroom



Set in 1/3 of an acre

Henfache Fach, Llanrhaeadr Ym Mochnant,  
Oswestry, Shropshire, SY10 0DD

# Henfache Fach, Llanrhaeadr Ym Mochnant, Oswestry, Shropshire, SY10 0DD

## General Remarks

A detached four bedroom country property set within circa 1/3 of an acre of gardens/land. The property has retained original features and offers great potential for further improvement in line with a buyer's requirements. Inspection of this rare addition to the sales market is essential in order to appreciate the numerous qualities on offer.

**Location:** The property is situated on the outskirts of the picturesque village of Llanrhaeadr-ym-Mochnant. The village itself offers a good range of local amenities including Shops, Doctors Surgery, Dentist, Public Houses and an excellent Primary School. The nearby towns of Llanfyllin (9 miles) and Oswestry (14 miles) provide a wider range of shops and facilities. The property is set Llanrhaeadr in the stunning Berwyn Mountains and is also close to Pistyll Rhaeadr, the tallest Waterfall in Wales and counted as one of the Seven Wonders of Wales.

## Accommodation

**Covered Porch:** Door leading into:



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Hall:** 16' 2" x 5' 11" (4.94m x 1.81m) Radiator, telephone point, stairs to first floor landing and doors off to:

**Sitting Room:** 12' 0" x 10' 11" (3.65m x 3.34m)  
Original fireplace with multi fuel burner and radiator.

**Dining Room:** 24' 10" x 11' 0" (7.58m x 3.36m)  
Rayburn oil fired range (runs the central heating), radiator, part glazed door leading to outside. Cupboard housing hot water cylinder and door leading to:

**Kitchen:** 12' 10" x 11' 10" (3.92m x 3.60m max)  
Fitted base/eye level wall units, stainless steel sink/drain, under stairs storage cupboard. Door leading to hall and separate door leading to:

**Utility Room:** 12' 0" x 4' 5" (3.65m x 1.35m) Low level flush WC, space and plumbing for washing machine.

**Staircase to first floor landing:** 15' 10" x 5' 10" (4.82m x 1.79m) Radiator and doors off to:

**Bedroom One:** 11' 11" x 11' 0" (3.64m x 3.36m)  
Feature fireplace.

**Bedroom Two:** 11' 11" x 11' 0" (3.64m x 3.35m)  
Feature fireplace

**Bedroom Three:** 12' 1" x 11' 0" (3.68m x 3.35m)  
Radiator.

**Bedroom Four:** 7' 9" x 5' 11" (2.37m x 1.80m)  
Access to loft space.

**Bathroom:** 12' 0" x 11' 1" (3.65m x 3.37m) Panel bath, wash hand basin and low level flush wc. Airing

cupboard with hot water tank, radiator and part tiled walls.

**Store room:** 10' 7" x 6' 0" (3.23m x 1.84m)  
Externally accessible.

**Lean to at side of property:** 12' 3" x 4' 7" (3.74m x 1.40m)

**Former W.C.:** 4' 8" x 3' 1" (1.41m x 0.95m)  
Stone built situated at the side of the property.

**Services:** We are informed that the property is connected to mains electricity with a private septic tank drainage system and oil fired central heating system. A mains water connection is currently being arranged with connection planned for the 23rd September 2024. The connection will be installed within the property's boundary near to the entrance gateway and purchasers will then need to install pipework for the connection to the property itself.

**Outside:** The property is set within a generous plot with gardens/grounds extending to 1/3 of an acre (0.13 hectare). It borders open countryside to the side and rear while there is an access gateway to the front leading onto the roadway.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**EPC Rating:** EPC Rating 15|G

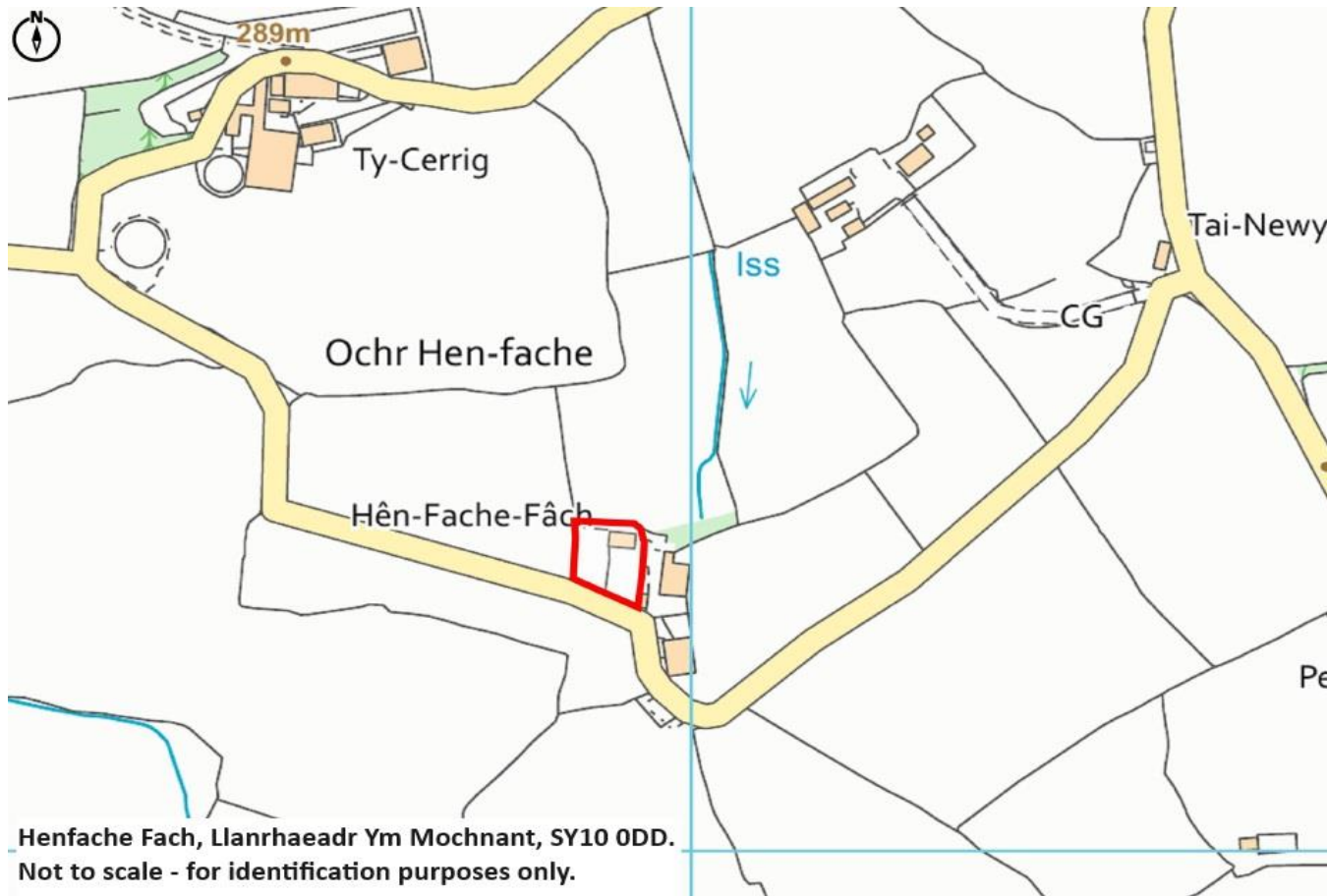
**Council Tax Band:** Council Tax Band - 'F'.

**Local Authority:** Powys County Council, Severn Road, Neuadd Maldwyn, Welshpool, Powys, SY21 7AS. Telephone: 01874 826000.









**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

**Directions:** From Oswestry take the A483 towards Welshpool. At Llyncllys crossroads turn right onto the A495 signposted for Llansantffraid and Llanrhaeadr. Follow the road towards Llanrhaeadr Ym Mochnant for 10 miles, continuing ahead onto the B4580 towards the village itself. Turn right signposted for

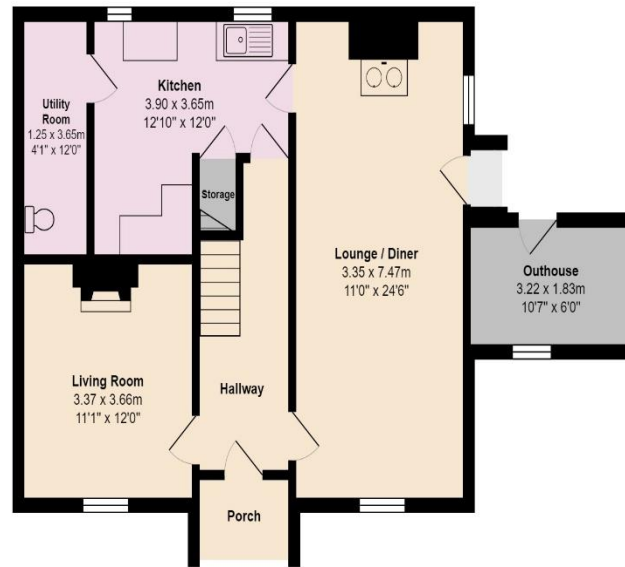
Maengwynedd and follow the road to the next junction before turning left signposted for Llanrhaeadr. Continue straight across the next crossroads and follow the road for a mile before turning left in front of a stone cottage. Follow the road around to the left and continue ahead where you will find the property set back from the road on the right hand side.

<https://what3words.com/october.tidal.shell>

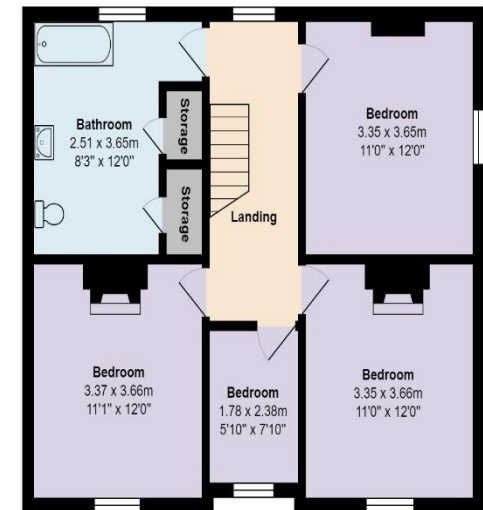
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Ground Floor



First Floor

Total Area: 130.3 m<sup>2</sup> ... 1403 ft<sup>2</sup> (excluding porch, outhouse)

All measurements are approximate and for display purposes only

## Get the most out of your property

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