

# BOWEN

PROPERTY SINCE 1862



Guide Price: £450,000

🏠 4 Bedrooms

🚿 1 Bathroom

📍 1.63 Acres

Upper House Farm, Arddleen,  
Llanymynech, SY22 6RU

# Upper House Farm, Arddleen, Llanymynech, SY22 6RU

## General Remarks

An exciting opportunity to purchase a Grade II Listed, four bedroom detached farmhouse in need of a scheme of modernisation, having a range of traditional farm outbuildings and an adjoining paddock extending to 1.63 acres (0.6592 ha). The property itself is situated on the periphery of the picturesque village of Arddleen on the Mid-Wales/Shropshire border, alongside the Montgomeryshire canal and has views out over open countryside. The property offers huge development potential with a large, detached Grade II Listed barn offering a host of future opportunities (subject to any necessary planning consents).

**Location:** The village of Arddleen sits in a picturesque rural location yet is conveniently situated just off the A483 which provides easy access to the larger towns of Oswestry (9 miles), Welshpool (6 miles) & Shrewsbury (17 miles). The village itself has an excellent primary school and public house with nearby convenience stores and other amenities available in the nearby villages of Four Crosses and Guilsfield.



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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.

A good range of facilities can be found in the nearby market towns of Welshpool and Oswestry including shopping, leisure, social and educational facilities as well as railway stations. Alternatively Shrewsbury, Wrexham and Chester are accessible for commuters on a daily basis as well as the motorway network. The village is surrounded by stunning countryside with the nearby Berwyn Mountains, Severn Valley, Lake Vyrnwy and the Snowdonia National Park offer a whole host of outdoor pursuits.

### Accommodation

The farmhouse itself is constructed of brick under a pitched slate roof.

A front entrance porch leads to a Glazed door into:

**Hallway:** With stairs to first floor, tiled floor, radiator, doors into:

**Dining Room:** 15' 0" x 12' 10" (4.56m x 3.92m) With cast open fireplace with tiled inset and hearth and timber surround, radiator.

**Lounge:** 15' 0" x 14' 1" (4.57m x 4.29m) Inglenook fireplace housing wood burner, glazed doors leading to front garden, radiator, exposed beams to ceiling, door into:

**Rear Hallway:** With radiator, door to outside and door into:

**Cloakroom:** With low flush WC, pedestal wash hand basin, quarry tiled floor and radiator.

**Kitchen:** 17' 9" x 15' 8" (5.4m x 4.77m) Fully fitted kitchen with matching base units and eye level wall cupboards, tiled worktop over and tiled surround.

1 1/2 bowl stainless steel sink and drainer with mixer tap over. Oil fired Rayburn and 4 ring induction hob with extractor hood over. Quarry tiled floor, exposed beams and door into:

**Rear Porch:** 8' 8" x 4' 9" (2.63m x 1.44m) With radiator, door to outside.

**Pantry:** 14' 1" x 4' 9" (4.3m x 1.44m)

Stairs off hall to:

**First Floor Landing:** With stairs to attic.

**Bedroom 1:** 14' 11" x 13' 0" (4.54m x 3.96m) With original cast fireplace, radiator.

**Bedroom 2:** 13' 11" x 12' 0" (4.24m x 3.67m) max. With radiator.

**Bedroom 3:** 15' 7" x 15' 5" (4.76m x 4.71m) Exposed beams, under eaves storage, radiator, fitted airing cupboard with hot water cylinder.

**Bedroom 4:** 12' 2" x 9' 10" (3.72m x 2.99m) With radiator.

**Bathroom:** 15' 10" x 8' 9" (4.83m x 2.66m) Suite comprising panel bath, shower cubicle with electric shower, pedestal wash hand basin and low level flush WC. Radiator and fitted cupboard.

**Attic Rooms:** 35' 4" x 15' 7" (10.76m x 4.75m) max.

**Gardens & Paddock:** To the front of the property are good sized gardens which lead onto a grass paddock which extends to approx. 1.63 acres (0.6592 ha) which has a separate gated access onto the road.





**Detached Grade II Listed barn:** 56' 7" x 19' 2" (17.24m x 5.83m) With adjoining cart house, having huge potential for conversion into residential accommodation subject to the necessary Planning consents.

**Stable:** 20' 0" x 15' 2" (6.1m x 4.63m)

**Further Outbuildings:** The property includes a range of further outbuildings surrounding the yard. These briefly comprise the following:

Brick Shippon (9 x 10.16m)

Cow Shed (13.83 x 5.98m)

Lean-to (13.83 x 2.84m)

Old Parlour/Dairy (8.6 x 3.96m)

Garages (9.5 x 5.43m)

Garden Sheds (9.35 x 2.37m)

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

**Services:** We are informed that the property is connected to mains electricity and water supplies with a private septic tank drainage system and oil fired central heating system.

**EPC Rating:** EPC rating F(22)

**Council Tax:** Council Tax Band 'G'

**Local Authority:** Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 827460

**Directions:** From the Mile End roundabout outside Oswestry proceed along the A483 towards Welshpool. Turn right by the Horseshoe Public House onto the B4392. Continue on this road through the village and take the left hand turn opposite The Vine Touring park. Turn right immediately after the bridge and follow the lane for a short time where the property is located on the right hand side.





Upper House Farm, Pool Quay, Welshpool, SY22 6RU



Total Area: 273.3 m<sup>2</sup> ... 2942 ft<sup>2</sup> (excluding storage, carport)  
All measurements are approximate and for display purposes only

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