



Roger
Parry
& Partners

TANYFFRIDD
Llangyniew, Welshpool, SY21 0JZ



Tanyffridd Llangyniew, Welshpool, SY21 0JZ
Offers In The Region Of £975,000

Tanyffridd is a fabulous country property which offers the chance to purchase a 4 bedroom house, range of outbuildings and land, extending to 16.99 acres (6.87ha) as a whole and situated in the Meifod valley.

The house has an abundance of character, with original exposed beams and a black & white exterior, but also offers 4 spacious double bedrooms, kitchen, breakfast room, dining room, lounge and conservatory, with large central hallway and galleried landing. The buildings comprise of steel portal frame buildings suitable for a range of uses and attached carpentry workshop.

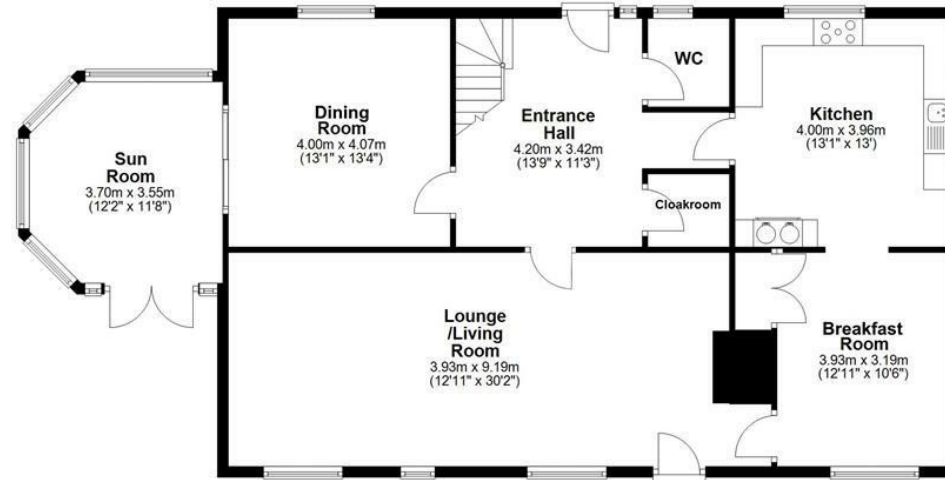
The property is approached from the A495 via private driveway and the land includes 9.14 acres (3.7ha) of pasture land and 6.77 acres (2.74ha) of mixed amenity woodland suitable for a range of uses such as equestrian, agriculture and amenity.





Floor Plan
(not to scale - for identification purposes only)

Ground Floor



First Floor



Total area: approx. 230.4 sq. metres (2480.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographic.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Tan Y Ffridd KAD

Entrance Hall

13'9" x 11'2" (4.2 x 3.42)

WC

with WC, sink and space for stacked washer and dryer

Cloakroom**Kitchen**

13'1" x 12'11" (4.0m x 3.96m)

Solid maple kitchen units with space for range cooker and fridge freezer

Breakfast Room

12'10" x 10'5" (3.93m x 3.19m)

with exposed brick fireplace and beams

Living Room

12'10" x 30'1" (3.93m x 9.19m)

A bright and characterful room with beams and a log burner

Dining Room

13'1" x 13'4" (4.0m x 4.07m)

With double doors leading out the the sunroom

Sun Room

12'1" x 11'7" (3.7m x 3.55m)

Large glazed room with doors out to the garden

Landing

13'9" x 11'2" (4.2m x 3.41m)

Galleried landing

Master bedroom

12'10" x 18'5" (3.93m x 5.62m)

Double bedroom with Dressing Room and Ensuite with shower, sink and WC (2.48m x 2.50m, 8'2" x 8'3")

Bedroom 2

13'9" x 13'1" (4.2m x 4.0m)

Double bedroom with dual aspect windows

Bedroom 3

12'10" x 17'5" (3.93m x 5.32m)

Double bedroom with central beams

Office / Bedroom 4

13'9" x 10'3" (4.20m x 3.14m)

Double bedroom currently utilised as an office

Bathroom

Family bathroom with bath with shower over, sink and WC.

Outbuildings

Carpentry workshop 9.6m x 4.7m

Steel portal frame building 19.2m x 15.2m

Woodshed 13m x 6.3m

Land

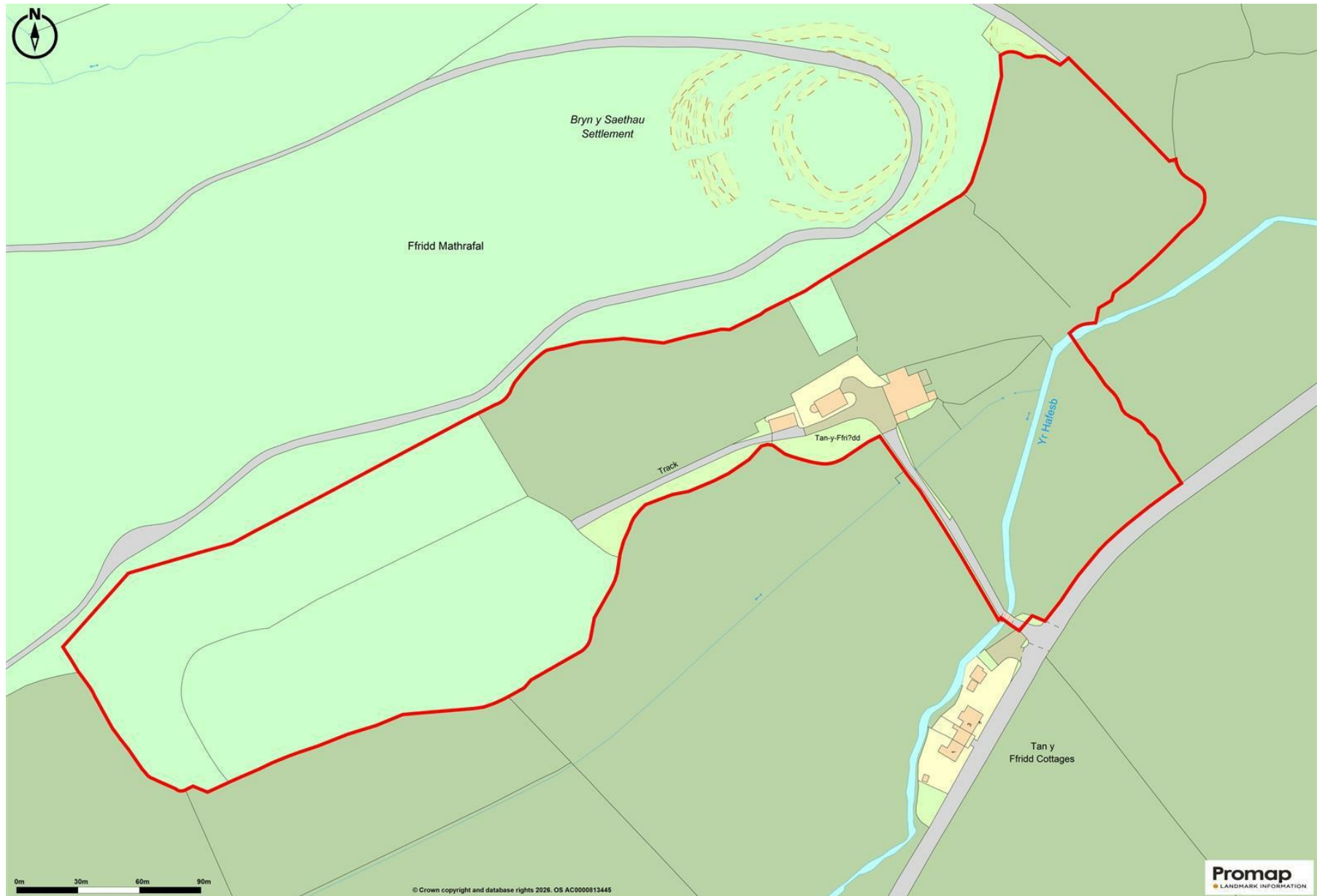
The property as whole extends to 16.99 acres (6.87ha) and includes 9.14 acres (3.7ha) of pasture land and 6.77 acres (2.74ha) of mixed amenity woodland.

Waveleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.



Land Plan



Not to Scale

General Services:

Local Authority: Powys County Council

Council Tax Band: H

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Welshpool take the A458, signposted Llanfair Caereinion, for 7.5 miles. Take the right turn signposted Meifod. Continue for 2 miles and turn left at the t-junction. Continue for 0.6 miles and the entrance gate to the property can be seen on your right.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.