



Roger  
Parry  
& Partners

OAKLANDS

Llanfyllin, Powys, SY22 5ES

## OAKLANDS

Llanfyllin • Powys • SY22 5ES

A delightful detached country house, set within approximately 7.5 acres of land, enjoying a peaceful and unspoilt rural position with panoramic views and superb equestrian facilities.

### KEY FEATURES

- Detached four-bedroom country house in a stunning elevated setting.
- Two spacious reception rooms with views across surrounding countryside.
- Fitted kitchen with adjoining pantry & additional utility/back kitchen & WC.
- Two double bedrooms and one single bedroom on the first floor, along with a family bathroom.
- Further double bedroom with en suite shower room.
- Two garages and a range of traditional and modern outbuildings including a purpose built American barn housing five stables and a tack room.
- In all, approximately 7.5 acres of gardens, grazing land and woodland.
- Idyllic, private rural location yet within easy reach of Llanfyllin and local amenities.

Oaklands is a most desirable equestrian property, beautifully positioned within its own land and enjoying outstanding views over the surrounding Mid Wales landscape. The property combines well-appointed accommodation with excellent outdoor facilities, making it ideal for family living, equestrian use or those seeking a peaceful rural lifestyle.

### SERVICES

Private drainage

Mains electricity and water

Oil fired central heating

Powys County Council

Council Tax Band: F

Freehold with vacant possession

EPC rating E





### LOCATION

Situated in an attractive and unspoilt countryside setting, Oaklands enjoys the best of rural living while being less than half a mile from Llanfyllin high street. The town provides a range of shops, schooling, medical facilities and community services, with further amenities available in Welshpool and Oswestry.

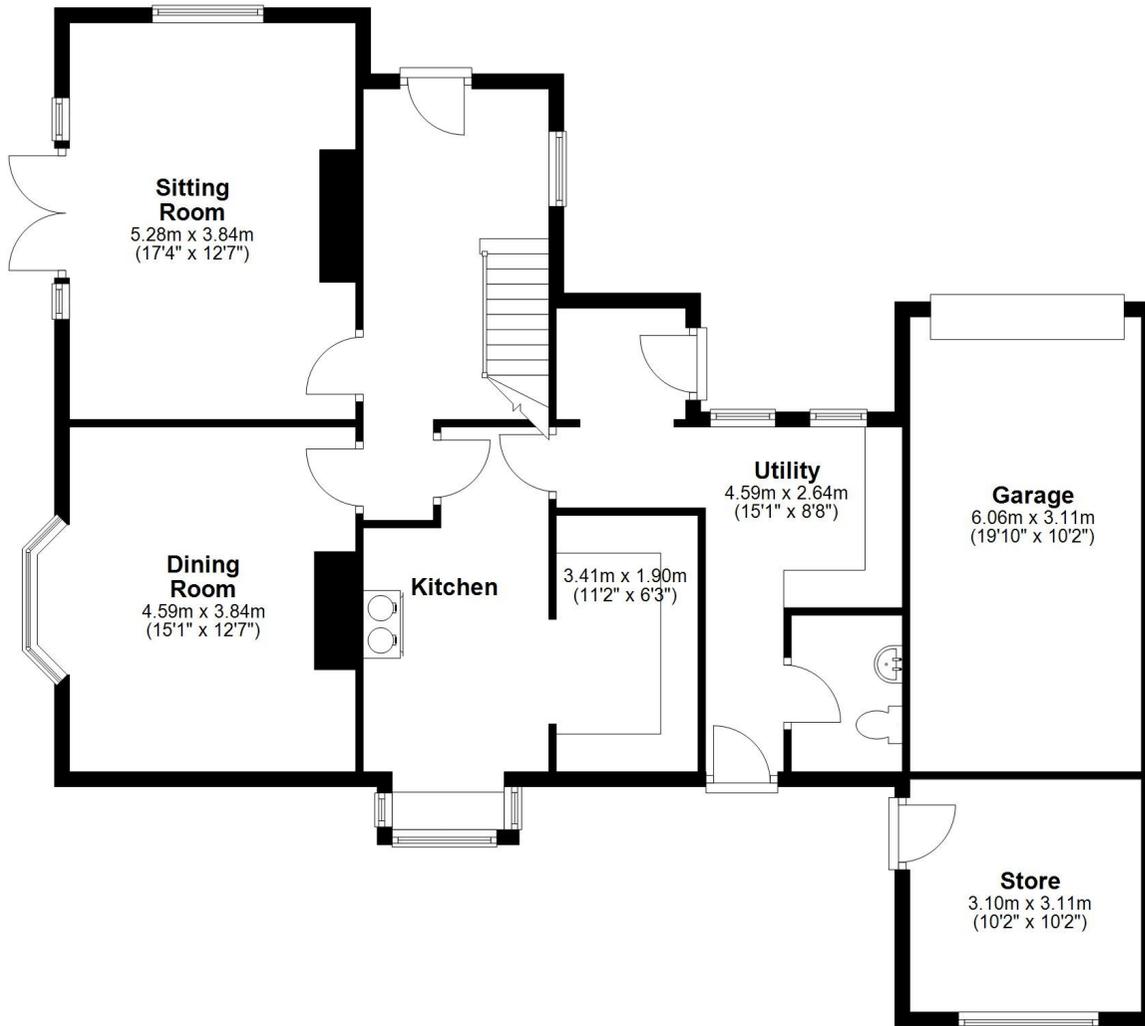
The surrounding area offers excellent walking, riding and outdoor recreation, with far-reaching views and abundant wildlife contributing to a truly idyllic lifestyle environment.

### DESCRIPTION

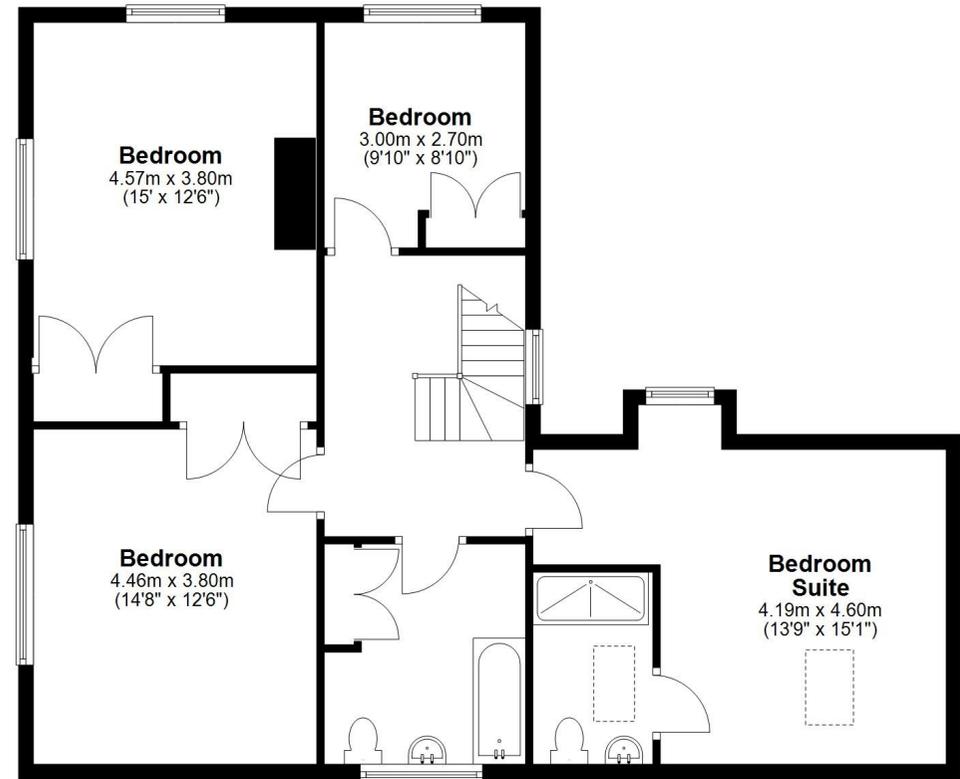
The house has been sympathetically improved by the current owners and offers versatile, light-filled accommodation arranged over two floors. The ground floor includes a welcoming kitchen with pantry, dining room, sitting room, utility room and WC, together with a rear hall providing access to useful stores. The first floor provides two large double bedrooms, along with a single bedroom, all served by a modern family bathroom, with an additional double guest bedroom featuring its own ensuite shower room.



### Ground Floor



### First Floor



Total area: approx. 208.6 sq. metres (2245.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate.

Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).

Direct Dial 07973 205 007

Plan produced using PlanUp.

**Oaklands**



**EXTERNALLY**

Oaklands sits centrally within its plot, surrounded by mature gardens and bordered by its own land. There are two handy garages, while the wider grounds include an excellent range of outbuildings with ample storage space.

The equestrian facilities are a particular asset, comprising an impressive American barn housing five stables and a tack room, with water and electricity connected. Additional loose boxes/pens are located to the rear, accompanied by a large storage building suitable for hay, feed or workshop activities.

In total, the land extends to approximately 7.5 acres, predominantly laid to grazing, with a small area of woodland running along one boundary. The setting is peaceful, private and beautifully rural, with views enjoyed from the house, garden and fields alike.

There is also an additional 3 acres of grazing land available by separate negotiation.





204m

Iss  
Sks

164m

Penylan

Track  
Derwlwyn  
Path

AVAILABLE BY SEPARATE NEGOTIATION  
Area: 1.229 ha (3.037 acres)

Area: 3.035 ha (7.501 acres)

Iss  
Iss

131m CG

Path

Track  
Glynie

## DIRECTIONS

Coming from Bwlch-y-Cibau on the A490, enter Llanfyllin and continue onto the High Street. Take a right turn onto Ffordd Y Cain and follow this road for approximately 0.4 miles as you leave the village. The entrance to Oaklands will be on your right-hand side.

**WHAT3WORDS** ///accordion.pursuing.running

## VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only.

Please contact Millie Home at our Oswestry Office:  
23 Church Street, Oswestry, SY11 2SU

01691 655334

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**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 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.