Town & Country

Estate & Letting Agents

Bwych Y Groelen , Pen Y Garnedd, SY10 0AT

Offers In The Region Of £600,000

WITH NO ONWARD CHAIN!! This stunning detached country cottage situated in the hamlet of Penygarnedd near Llanrhaeaedr offers a unique opportunity for those seeking a tranquil rural lifestyle. With just over 2 acres of land, the property is perfect for equestrian enthusiasts, featuring stabling facilities and kennels, making it an ideal home for both horses and livestock. The cottage boasts four spacious reception rooms, providing ample space for relaxation and entertaining. The charming interior is complemented by three well-appointed bedrooms, ensuring comfort for family and guests alike. With two modern bathrooms, convenience is at your fingertips. This beautiful property is rich in character and features, showcasing the best of country living while still being within reach of local amenities. The surrounding landscape offers breath taking views and a peaceful atmosphere, perfect for those who appreciate nature and outdoor activities. Whether you are looking to embrace a rural lifestyle or seeking a perfect equestrian property, this delightful cottage is sure to impress. With its extensive grounds and versatile outbuildings, the possibilities are endless. Do not miss the chance to make this exceptional property your new home.

Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Before reaching the village of Llanrhaeadr Ym Mochnant take a left hand fork signposted Penybontfawr and Llanfyllin. Folow this road for approximately 1 mile passing through the hamlet of Pedairffordd. On reaching the T juction turn left and head towards Penygarnedd. On entering the hamlet take the turning up the hill adjacent to the church yard. Follow this lane up for approximately ½ a mile where the property will be seen on the left hand side.

Kitchen 17'11" x 17'11" (5.48m x 5.47m)

The beautifully appointed spacious kitchen has newly fitted base and wall units in contrasting muted tones with oak worktops over and matching upstands, beamed ceiling, oak flooring, Belfast sink with a mixer tap over, plumbing for a dishwasher, space for a range cooker and space for an American fridge, Firebird oil boiler, central island unit with a breakfast bar, pantry unit off with fitted shelving, a window to the front and a stable door to the front leading out to the driveway.

Additional Photo

Snug and Hallway

A very versatile space having the stairs leading off to the first floor, oak flooring, school style radiator, beamed ceiling, and doors to the inner hallway and the games room. The hallway leads onto the kitchen.

Additional Photo

Lounge 11'2" x 18'9" (3.41m x 5.72m)

The cosy lounge has an oak floor, beamed ceiling, school style radiator, log burning stove on a slate hearth, built in cupboard with storage, stable door leading to the family room and French doors leading to the boot room. The lounge opens out onto the snug and hallway.

Inner Hall

Having panelled walls, beamed ceiling and an oak floor, with doors leading to the ground floor bathroom, utility and family room.

Ground Floor Bathroom 5'11" x 9'0" (1.82m x 2.75m)

Having a beamed ceiling, oak floor, panelled and tiled walls, heated towel rail, jacuzzi bath with mains brass shower over and brass curtain pole, wash hand basin with mixer tap and a low level W/C.

Pantry

There is a walk in pantry and store providing good storage.

Utility 16'2" x 9'2" (4.94m x 2.81m)

The utility has two windows to the rear, a window to the front with oak window sills, stable door to the rear leading onto the garden, fitted base and wall units with oak work tops, inset Belfast sink with brass mixer taps over, tiled flooring, spotlighting, Velux window, coat hooks and oak shelving. A door leads through to the cloakroom.

Games Room 14'10" x 16'2" (4.54m x 4.93m)

A fantastic versatile space having bi-fold doors to the front leading out to the patio area, exposed stonework, two Velux windows, log burning stove and an Indian style floor with underfloor heating ready to be connected up.

Family Room 16'7" x 16'1" (5.07m x 4.92m)

The family room is another great space having a tiled floor, vaulted ceiling, two velux windows, three windows to the front, a stable door to the front leading onto the garden and a focal Nordica range style stove.

Boot Room/ Store 17'6" x 10'7" (5.35m x 3.25m)

The boot room has a flagged floor, two windows to

the rear onto the garden and French doors leading out.

Landing 19'8" x 7'5" (6.00m x 2.28m)

A great space ideal for a home office having two windows to the side with great views, vaulted ceiling, structural feature timbers and wood flooring. Doors lead off to the three bedrooms.

Bedroom One 15'2" x 13'4" (4.64m x 4.07m)

A large double bedroom having a vaulted ceiling and structural timbers, a window to the front, a radiator, a built in walk in cupboard off and high level storage unit. A door leads to the en suite.

En suite

The en suite has a window to the side, corner bath with mixer taps over, low level W/C, wash hand basin, a radiator, a Triton electric shower over the bath, vinyl flooring, part tiled walls, built in cupboard and spotlighting.

Bedroom Three 6'0" x 11'6" (1.83m x 3.53m)

Having a window to the side, radiator, oak sill and fitted high level shelving with hanging rails.

Bedroom Two 11'7" x 13'2" (3.55m x 4.02m)

The second double bedroom has a window to the rear with great views, a window to the side, radiator, structural timbers and loft access.

To the Outside

Electric gates at the top of the driveway lead onto the property with the driveway providing extensive parking and turning area for several vehicles. There is an amenity are at the top of the yard with an open fronted barn and log storage area along with parking and hardstanding for a number of vehicles and machinery.

Entrance

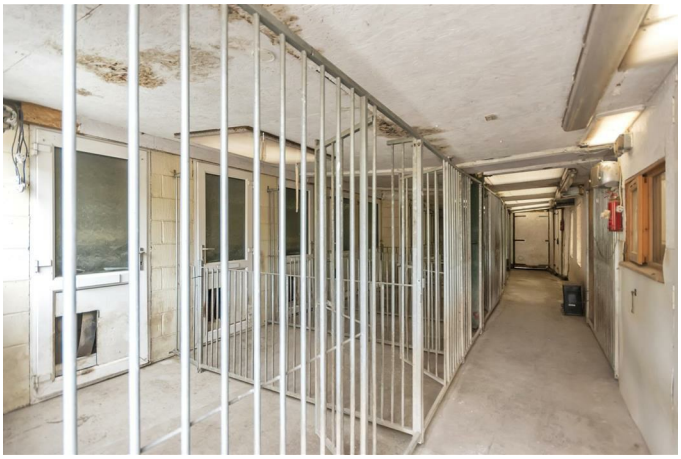
Yard

The yard area provides parking area for several vehicles and leads to the outbuildings and the fields.

Block Barn 27'11" x 18'5" (8.51m x 5.62m)

The block barn was a former stable and offers superb storage facilities for a variety of uses.

Kennels 11'8" x 44'4" (3.56m x 13.53m)



The kennels have doors to both sides with ten separate kennel enclosures. There is an adjoining tack room/ store measuring 3.49m x 3.18m with a window to the front.

Additional Photo

Adjoining Store 14'4" x 25'5" (4.38m x 7.75m)

A door leads through from the kennels to an adjoining store/ parking area that has doors leading onto the yard.

To The Rear

Additional Photo

Open Fronted Stables

There are two open fronted stables located below the house with concrete hardstanding and rubber flooring. These buildings could be easily converted into enclosed stabling with the addition of a front wall and doors.

Purpose Built Stables 11'1" x 10'8" (3.40m x 3.26m)

There are four stables each measuring 3.40m x 3.26m, all of which open up to a concrete hard standing front with an adjoining open-front stable currently used as undercover parking area.

Adjoining open-front stable 11'2" x 12'1" (3.41m x 3.69m)

This space could also be converted to an enclosed stable.

Tractor Shed 21'6" x 15'1" (6.57m x 4.61m)

To the far side of the tractor shed along with an open fronted muck pile.

Horse Shelters

To the far side of the tractor shed there is a former menage area and a lane leading to the fields with two horse shelters.

Separate Horse Shelter/Sheep Shed

There is a further horse shelter and sheep shed that has formerly been used for lambing and has direct access to the fields.

Lambing Shed 14'4" x 57'4" (4.38m x 17.5m)

Former Horse Walker

To the left of the stables there is former horse walker currently used as pig sty. There is also a second former menage area to the side.

Additional Photo

Lower Garden

Below the property there is a large pond with chicken run and lower garden area.

Fields

The land extends to 2.17 acres in total. There is additional land available on request.

Additional Photo

Additional Photo

Additional Photo

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

Services

The agents have not tested the appliances listed in the particulars.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and

intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Total area: approx. 234.9 sq. metres (2528.5 sq. feet)

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

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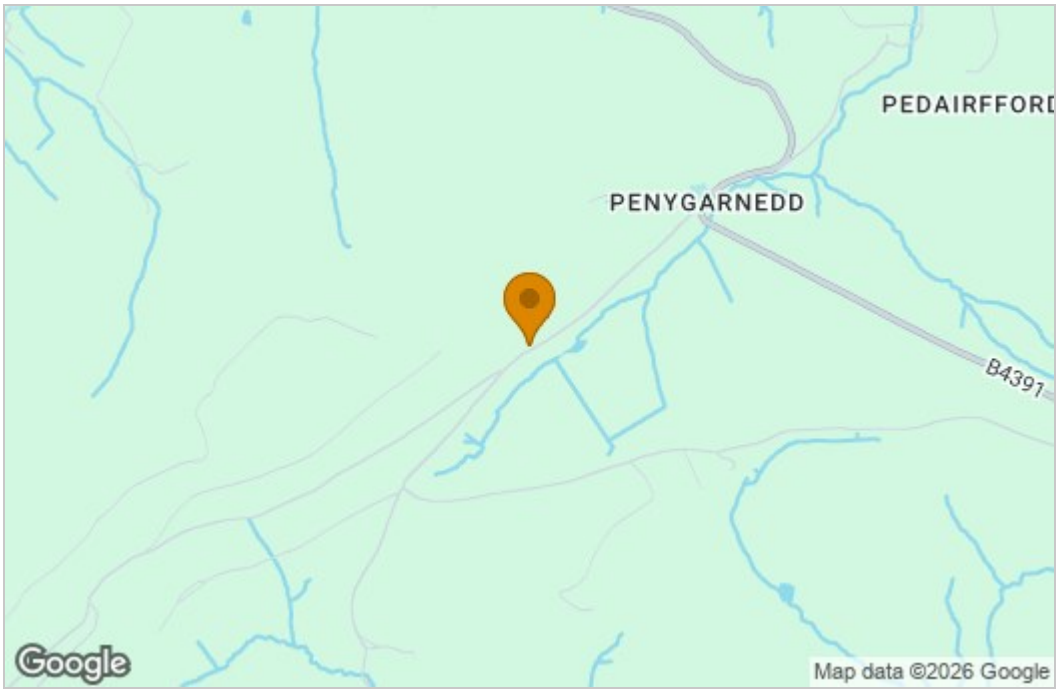
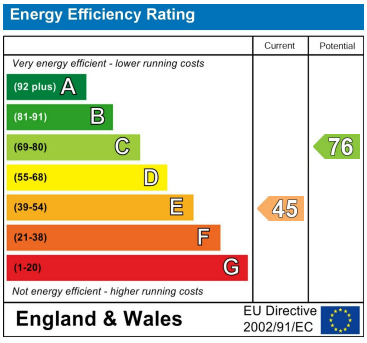
Area Map



Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk