

BOWEN

PROPERTY SINCE 1862



Asking Price: £1,500,000

 6 Bedrooms  3 Bathrooms  3.50 acres (1.42 ha)

Trederwen Hall, Llansantffraid,
Powys, SY22 6SY

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General Remarks

A substantial country property situated approximately one mile to the southeast of Llansantffraid in a rural yet accessible location with a range of well maintained outbuildings and surrounding gardens/grounds extending to circa 3.50 acres (1.42 ha). Trederwen Hall retains a wealth of character internally, while the location allows for stunning views to the rear over the adjoining countryside and River Vyrnwy. The property is warmed by LPG central heating with twin Navien boilers and includes an outdoor swimming pool heated by an air source heat pump. There is also an array of ground mounted solar panels. Internal inspection is essential in order to appreciate this rare addition to the sales market.

Location: The property is situated in an elevated position with views over the Vyrnwy Valley. The village of Llansantffraid is approximately 1 mile away and offers a host of amenities including village shops, post office, petrol station, public houses, restaurants and an excellent primary school. The village is also well placed for access to the larger towns of Oswestry, Welshpool, Shrewsbury and the City of Chester. The nearby train stations at Welshpool and Gobowen offer mainline train services. The area is renowned for its natural beauty with a number of recreational activities available in the surrounding Meifod Valley and Berwyn Mountains.



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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

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.

Accommodation

An oak entrance porch with doors leads into:

Inner Porch: Door with stained glass inserts into:

Hall: Two radiators, stairs to first floor landing, stairs to cellar, door to rear porch and internal doors off to:

Formal Lounge: 26' 0" x 16' 8" (7.92m x 5.08m) Log burner, two radiators, window seat with countryside views and large picture window overlooking the pool area.

Morning Room: 17' 5" x 14' 5" (5.30m x 4.39m) Fireplace (Currently out of service), radiator and views of countryside to rear.

Dining Room: 17' 4" x 14' 5" (5.29m x 4.39m) Fireplace, radiator and views of countryside to rear.

Hall Storeroom: 6' 11" x 6' 0" (2.12m x 1.84m) Fitted hanging rails, shelves and radiator.

Library: 10' 11" x 7' 5" (3.32m x 2.27m) Radiator and fitted wall shelves.

Cloakroom: 7' 1" x 5' 2" (2.16m x 1.57m) Flory smart bidet w.c., pedestal wash hand basin, tiled floor and radiator.

Kitchen/Breakfast Room: 18' 0" x 17' 9" (5.48m x 5.42m) Wren fitted kitchen comprising a range of fitted base/eye level wall units with Quartz worktop and back stand behind twin integrated induction hobs. Two integrated AEG steam ovens with self clean function, integrated warming draws, microwave and dishwasher. Large built in pantry cupboard, tiled floor, part tiled walls and inset two bowl Belfast style sink unit with Quooker instant hot water tap. Doors of to:

Pantry: 10' 1" x 6' 2" (3.08m x 1.88m) Fitted wall shelves, tiled floor and under stairs storage cupboard.

Office: 12' 6" x 10' 1" (3.81m x 3.08m) Log burner, radiator and tiled floor.

Laundry Room/Utility: 12' 9" x 9' 7" (3.88m x 2.91m) Fitted base and eye level wall cupboards with worktop and inset stainless steel sink/drain. Twin Navien LPG fired boilers, cupboard housing hot water cylinder, space for fridge freezer and washing machine. Tiled floor and door to courtyard garden.

Stairs to first floor landing: Two radiators, access to loft space, built in linen cupboard and doors off to:

Master Bedroom: 18' 2" x 17' 8" (5.53m x 5.39m) Fitted wardrobes, radiator and steps to:

En Suite: 13' 6" x 10' 7" (4.11m x 3.22m) Large corner shower with spa fitting, massage jets and integrated speakers. Wash hand basin set into vanity units, Flory smart bidet w.c. with concealed flush, fitted wall cupboards, radiator and tiled walls.

Bedroom 2: 16' 9" x 15' 9" (5.10m x 4.81m) Radiator, door to back staircase landing and window with views of countryside to rear.

Bedroom 3: 16' 9" x 16' 9" (5.11m x 5.10m) Feature fireplace, built in storage cupboards, radiator and views of the Valley.

Bedroom 4: 16' 9" x 12' 8" (5.10m x 3.87m) Feature fireplace, built in storage cupboards, radiator and views of the countryside to rear.

Bedroom 5: 19' 2" x 10' 1" (5.85m x 3.08m) Feature fireplace and Radiator.

Bedroom 6: 12' 2" x 8' 10" (3.71m x 2.68m) Radiator.

Bathroom: 10' 10" x 7' 7" (3.31m x 2.30m) Bath, wash hand basin with vanity cupboards below and Flory smart bidet w.c. with concealed flush. Tiled walls, radiator and access to loft space.

Shower Room: 10' 1" x 7' 7" (3.07m x 2.30m) Shower cubicle with mixer shower, wash hand basin with vanity cupboards below and Flory smart bidet w.c. with concealed flush. Tiled walls and radiator.









Stairs opening into:

Loft Room: 22' 1" x 9' 8" (6.72m x 2.95m) Raised storage platform and radiator.

Heated Outdoor Swimming Pool: 27' 7" x 13' 10" (8.41m x 4.22m) Electric roller cover, timber decking and pressed concrete patio surrounding the pool and pool house with filtration/heating system. Pool heated by air source heat pump.

Gardens and Grounds: The property is set within gardens and grounds extending to circa 3.50 acres (1.42 ha). These include mature gardens with lawns and a

variety of shrubs, plants and mature trees, including some particularly historic Oak trees. The gardens adjoin an extensive driveway which leads around the rear of the outbuildings providing access to an enclosed paddock housing the solar array. To the other side of the property beyond the pool terrace is an additional stable block with adjoining paddock and a small area of woodland. Grassland then slopes down towards the agricultural land beyond.

Outbuildings: The outbuilding sizes are shown on the floorplan which follows. They include a well appointed workshop with storage above to the left of

the driveway as you approach the property. Adjoining this building is a former stable and adjacent machinery store/garage (which houses the private water supply pump/filtration unit). As previously mentioned, on the opposite side of the driveway beyond the gardens is a stable block with central machinery store.

EPC Rating: EPC Rating - Band 'E' (39).

Council Tax Band: Council Tax Band - 'H'.

Local Authority: Powys County Council.

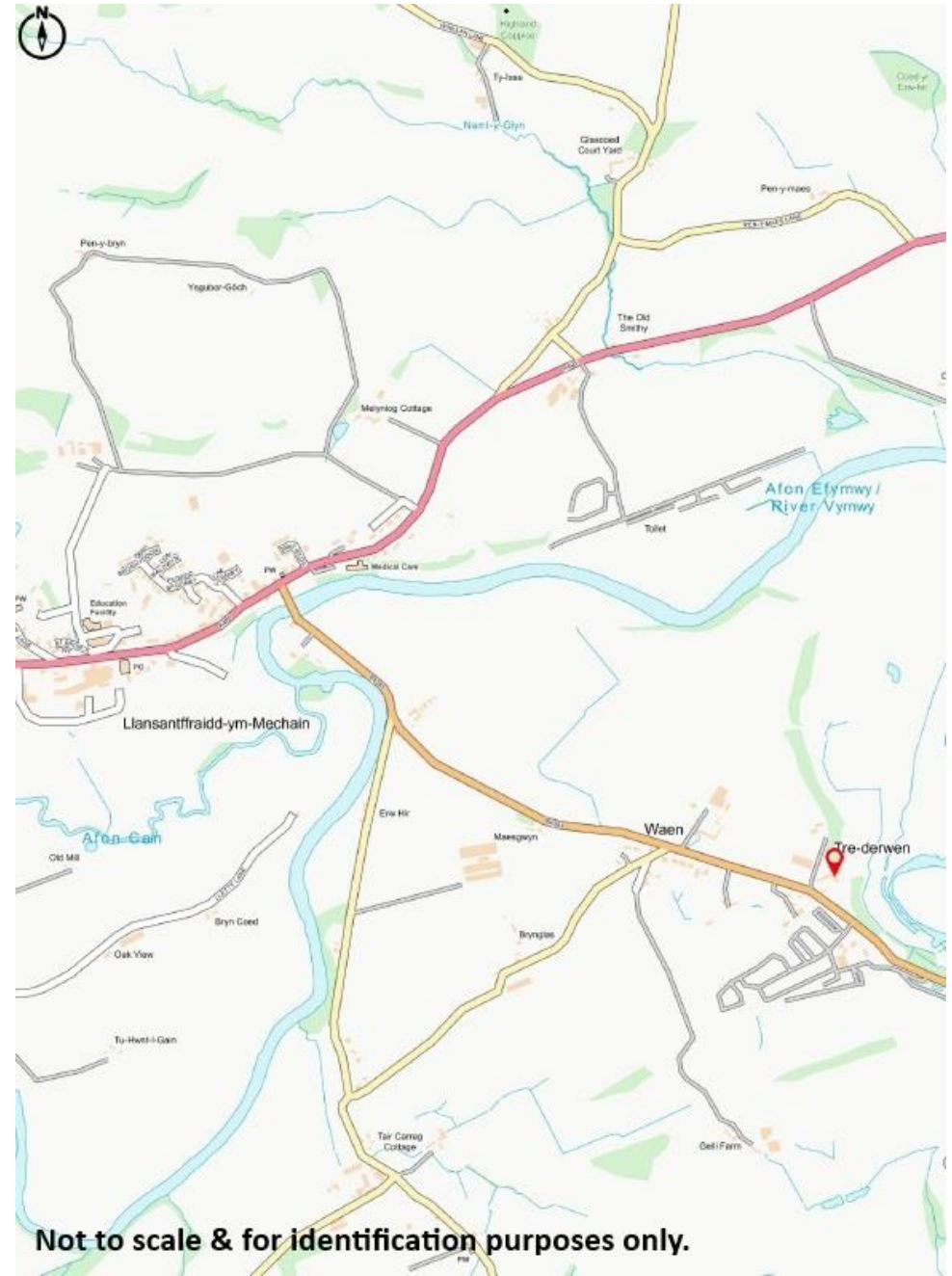
Services: We are informed that the property has a private water supply and septic tank drainage system. There is LPG fired Central Heating and mains electricity.

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

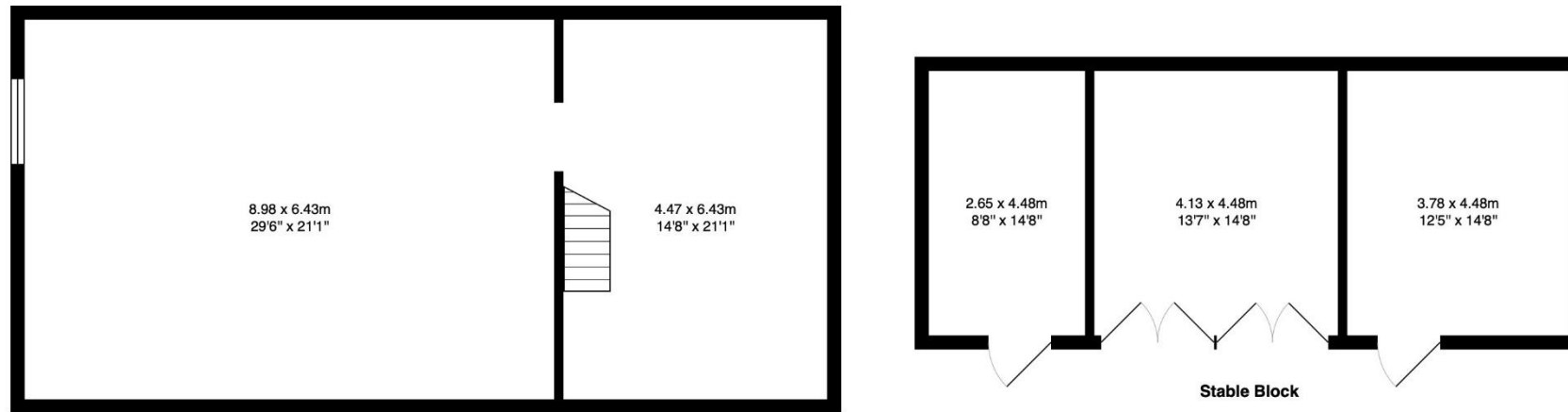
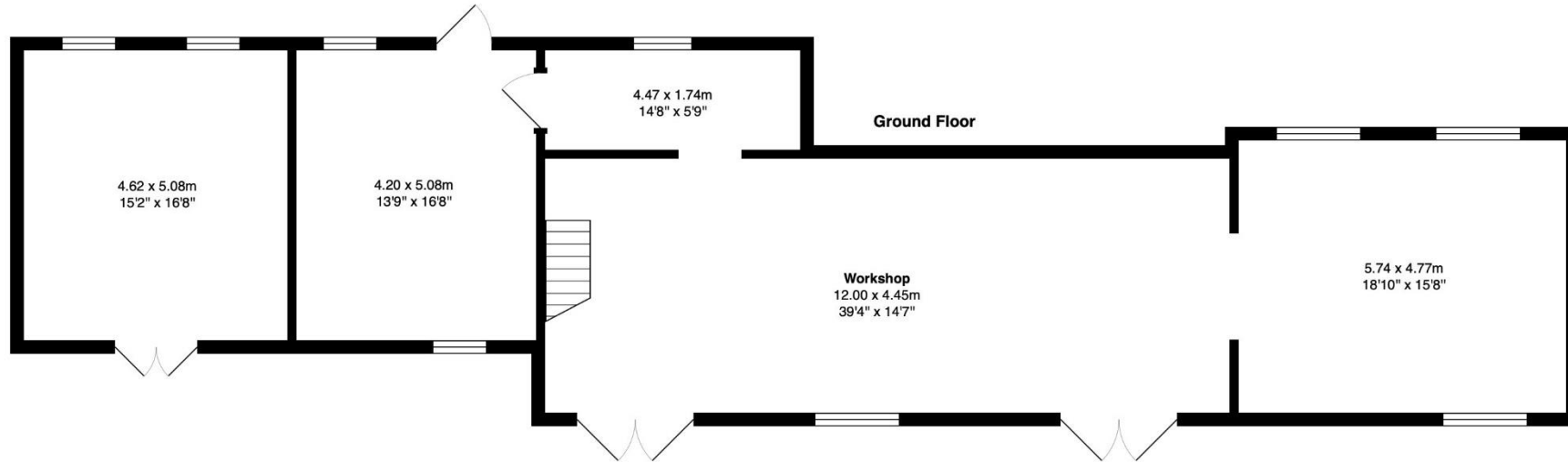
Directions: From Oswestry take the A483 in the direction of Welshpool. Upon reaching the Llyncllys crossroads (by The White Lion Pub) turn right signposted Llansantffraid. Continue along this road for approximately 2 miles before turning left signposted Llansantffraid.

Proceed for approximately 2-3 miles into the village of Llansantffraid. As you enter the village, turn left onto the B4393 and follow the road ahead 1 mile and the gated driveway to Trederwen Hall will be found on the left, adjacent to the red post box inset into the boundary wall.

<https://what3words.com/absorbing.aimlessly.lamplight>



Trederwen Hall, Outbuildings



Total Area: 272.7 m² ... 2935 ft²

All measurements are approximate and for display purposes only

Tredenwen Hall, Llansantffraid-ym-mechain, SY22 6SY



Total Area: 471.6 m² ... 5077 ft²
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