



Roger
Parry
& Partners

Tyddyn, Llanfair Caereinion, Welshpool, SY21 0HU



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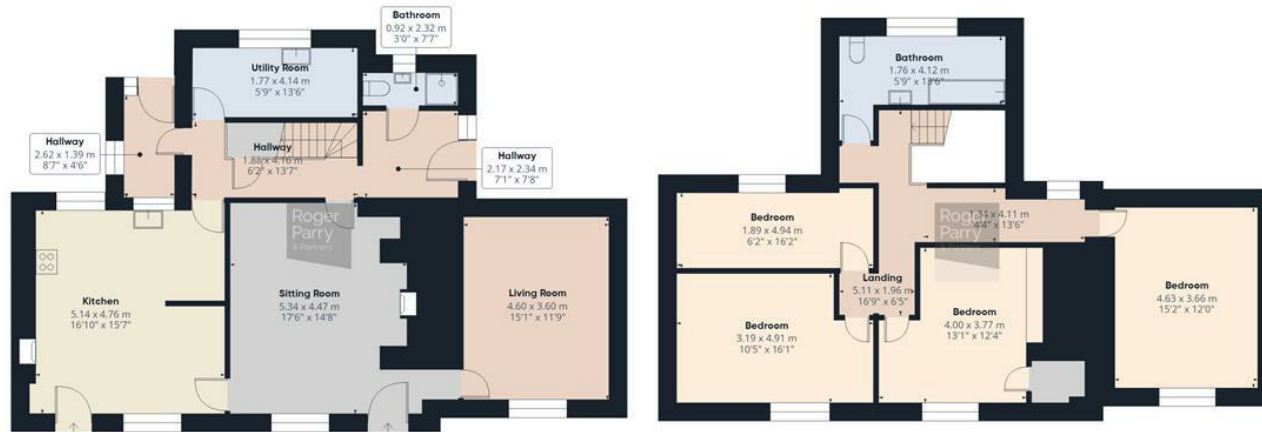
£685,000

This well-presented 4 bedroom, 2 reception, 2 bathroom detached house dating back to the 1650s is full of character and charm, as evidenced by a wealth of exposed timber features throughout the property today. Enjoying far-reaching countryside views and set within approximately 4.8 acres, the property also benefits from a workshop and useful detached outbuilding. Flora and fauna abound within this oasis of peace and tranquillity, all whilst being nestled in a private location within easy reach of Welshpool, Oswestry and beyond.





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



Ground floor Building 1

Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2



Ground floor Building 3



Approximate total area⁽¹⁾

260.4 m²

2803 ft²

Reduced headroom

5.7 m²

61 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A truly captivating period home dating back to the 1650s, offering an exceptional blend of character, charm and rural living. Rich in original features, including exposed timbers and traditional fireplaces, the property enjoys an enviable sense of history combined with versatile and well-proportioned accommodation. Set within approximately 4.8 acres of gardens and grounds, it enjoys far-reaching countryside views and a peaceful, private setting, all while remaining within easy reach of nearby towns and amenities.

ENTRANCE

Double glazed door and window to:

ENTRANCE HALL

Wood effect tiled floor, radiator, exposed timbers and stone, wood panelling, hatch to loft, opening to Inner Hall and door to:

SHOWER ROOM

Wood effect tiled floor, heated towel rail, fully tiled walls, double glazed window, low level W.C, vanity wash basin with mixer tap and cupboard under and shower cubicle with Triton electric shower.

INNER HALLWAY

Tiled floor, exposed timbers, wood panelling, radiator, stairs to first floor with cupboard under.

UTILITY ROOM

Tiled floor, wooden work surface, white Belfast sink with mixer tap under window to rear, part tiled walls, plumbing and space for washing machine, further appliance space, wall mounted cupboards, shelving, radiator and oil central heating boiler.

REAR PORCH

With windows and door to rear, tiled floor and built in cupboards.

KITCHEN/DINING ROOM

Fitted with a range of Kenton Jones wood fronted base cupboards and drawers with granite work surfaces over, matching eye level cupboards and a Victorian bread oven. One and a half bowl stainless steel sink with mixer tap, exposed timbers, tiled floor and part tiled walls. Brick fireplace with inset log burner and Range Master cooker (please note this is in situ), splashback with extractor hood over cooking area, Space for tall fridge and freezer.

LOUNGE

Large slate flagstone floor, radiator, exposed timbers, Victorian range with open grate and oven (advised by the vendors to be in working order), brickwork, and cupboard to the side. Door to front and door to:

PARLOUR

Oak floor boards, radiator, exposed timbers, picture rail, window to front enjoying countryside views, fireplace with feature tiling and open grate.

FIRST FLOOR LANDING

Hatch to loft, radiator, exposed timbers and window to rear enjoying far reaching countryside views.

BEDROOM 2

Radiator, exposed timbers and window to front enjoying far reaching countryside views.

BEDROOM 3

Radiator, exposed timbers, display plinth, walk in cupboard with hanging and shelf space and window to front enjoying far reaching countryside views.

BEDROOM 4

Radiator, exposed timbers, radiator and window to rear enjoying far reaching countryside views.

BATHROOM

Suite comprising low level W.C, pedestal wash hand basin, free standing roll top bath with shower over, wood panelling, shaver point, radiator and window enjoying far reaching countryside views.

BEDROOM 1

Radiator, range of recently constructed built-in wardrobes with cupboards above, and window to front with far-reaching countryside views.

OUTSIDE**WORKSHOP**

With door and window to front and power and light.

DETACHED OUTBUILDING

With open storage to the ground floor, external staircase to the old granary providing useful storage above. Power and light connected. Chicken run to one side and a duck pond.

GARDENS AND GROUNDS

Laid to lawn with shaped flower and shrub beds, path to front door. Patio entertainment area enjoying far reaching countryside views. To the rear there is further seating areas with raised flower and shrub beds. To the front of the property there is an original old wash house. Gate leads to an area of wild garden with a selection of trees. To the side of this there is a paddock with a pond extending to approx 1.7 acres. Behind the property there is another paddock extending to approx 3 acres.

GROUNDS

Cattle grid leads to tarmac driveway, gravel parking and turning area. Flagstone path to front door. Gate across an access track leads to the side garden, which has an array of solar panels providing an income of £2,000+/-annum (as advised by the vendors, the selling agent has not seen confirmation of income), a horticultural tunnel, allotment and fruit trees.

GENERAL NOTES

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water (shared) and electric are connected. Oil central heating. Septic tank drainage. We understand the Broadband Download Speed is: Standard 1 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Very Low Risk. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is . We would recommend this is confirmed during pre-contract enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



Local Authority: Powys County Council

Council Tax Band: G

EPC Rating: E

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:

What3words:///tickets.plotter.pushed

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

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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.