Town & Country
Estate & Letting Agents

Derwen Deg , Welshpool, SY21 0NS

Offers In The Region Of £625,000

Within in the charming area of Foel, Welshpool, this impressive detached house offers a unique opportunity for those seeking a spacious family home or a potential investment. With seven generously sized bedrooms, this property is perfect for larger families or those who desire extra space for guests or a home office.

Set in the picturesque surroundings of Welshpool, this property benefits from a tranquil setting while still being conveniently located near local amenities. The area is known for its stunning landscapes and rich history, making it an attractive place to live.

This detached house in Foel is a rare find, offering both space and potential in a desirable location. Whether you are looking to settle down in a peaceful community or seeking a property with room to grow, this home is well worth considering.

Description

Extending to seven generous bedrooms, multiple reception rooms and a range of bath and shower facilities, the versatile layout lends itself perfectly to large or multi-generational families, those working from home, or buyers seeking flexible living arrangements. The property has been recentley renovated, new bathrooms added and a new central heating system. The size and configuration of the accommodation also offer exciting scope for ancillary accommodation, subject to any necessary consents.

Having successfully operated as a guest house, the property offers excellent potential for those wishing to continue a hospitality business or establish a boutique bed and breakfast, holiday accommodation, wellness retreat, or other lifestyle enterprise. Equally, it provides an ideal setting for home-based businesses, with ample space for offices, workshops or studio facilities, together with extensive garaging and storage.

Outside, the property is equally impressive. A sweeping driveway provides extensive off-road parking for in excess of a dozen vehicles and leads to substantial garage facilities with additional workshop space, making it ideal for business use, vehicle enthusiasts or those requiring secure storage. The beautifully maintained gardens are arranged over several levels and include expansive lawns, mature woodland, productive areas, terraces and secluded seating areas, all designed to make the most of the spectacular countryside views. Rich in wildlife and offering exceptional privacy, the grounds provide a peaceful retreat while remaining highly practical.

Directions

From Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads turn right by the White Lion public house onto the A495. Continue along this road and turn left towards Llansantffraid, remaining on the A495. Proceed along, passing through Llansantffraid, through Meifod and onto Llangadfan. Proceed through the village until reaching Foel. The property will be found on the right hand side. Tun right and then right again onto the driveway.

Accommodation Comprises

Conservatory 12'11" x 8'0" (3.96m x 2.44m)

A uPVC double-glazed window to the side elevation enjoys delightful views over the surrounding countryside, while a door provides direct access onto the driveway. Tiled flooring.

Seperate WC

Fitted with a wash hand basin with mixer tap, tiled flooring, and a door leading through to the living room.

Kitchen/Breakfast Room 19'3" x 10'11" (5.87m x 3.35m)

A charming farmhouse-style kitchen featuring a ceramic tiled floor and an extensive range of wall and base units with solid wood work surfaces over.

A traditional enamel sink with mixer tap sits alongside ample preparation space, with integrated display units adding to the character of the room. The kitchen is fitted with a Rangemaster cooking range comprising five gas rings, hotplate, electric oven, warming drawer, and extractor canopy, together with space for an American-style fridge freezer and plumbing for a dishwasher. New Worcester boiler and heating system.

A large built-in understairs walk-in larder provides excellent storage, while dual-aspect windows to the side and rear allow natural light to flood the room. Further benefits include a radiator and a practical layout ideal for family living and entertaining.

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Living Room 24'0" x 16'0" (7.32m x 4.88m)

A spacious and light-filled living room featuring a striking stone inglenook-style fireplace with recessed wooden mantle display and open hearth with canopy, creating a wonderful focal point to the room. The accommodation benefits from two windows to the front elevation, providing an abundance of natural light, together with three radiators, exposed ceiling beams, and wall lighting. Further features include television and internet points.

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Entrance

Approached through a covered entrance porch, a front door with glazed side panels opens into the welcoming entrance hall. The hall features a window to the side elevation, providing natural light, and a radiator.

Family Room 16'11" x 10'11" (5.18m x 3.35m)

A well-appointed room featuring dual-aspect windows providing a bright and airy feel. The room benefits from two radiators, television and telephone points, and a useful storage cupboard.

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Dining Room/ Study 12'11" x 10'5" (3.96m x 3.2m)

Currently used as a large home office and featuring a built-in shelved storage cupboard, wooden flooring, two radiators, and a window to the front elevation providing natural light. The room also benefits from internet points.

Inner Hallway

Providing access to the rear of the property, this area benefits from three radiators and a window allowing natural light.

Utility Room 9'10".216'6" x 6'3" (3..66m x 1.91m)

Fitted with a range of base units with work surfaces over, incorporating a stainless steel single sink and drainer unit with mixer tap. There is space and plumbing for both a washing machine and tumble dryer, together with a Worcester oil-fired boiler. The room benefits from a ceramic tiled floor and a door leading into the rear hallway with a heated towel rail, fusebox and provides access to the rear gardens.

Bedroom Six 13'3" x 12'11" (4.04m x 3.96m)

A window to the front aspect provides light.

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Ensuite

Fitted with a WC and wash hand basin with mixer tap over.

Ground Floor Shower Room

Ground floor shower room fitted with a ceramic tiled floor and a contemporary white suite comprising a walk-in tiled shower enclosure with sliding glass doors and a Mira electric shower, low-level WC, and wash hand basin. There is a heated towel rail, a window to the rear elevation providing natural light and ventilation, and fully tiled walls throughout.

First Floor

Landing

Landing with a built-in linen cupboard and a range of additional fitted storage cupboards, including an airing cupboard with shelving and a lagged hot water cylinder. A Velux roof light and a further window to the rear provide plenty of natural light. A fire door gives access to the first-floor sitting area/patio, which features an attractive raised bridge with timber balustrading and provides access to the upper tier of the rear garden.

Bedroom One 11'8" x 11'6" (3.56m x 3.51m)

Extending to one side is a dedicated dressing area, with a window to the front elevation, two radiators, and a door leading through to the en suite shower room.

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Ensuite

En suite bathroom fitted with a white suite comprising a corner panelled bath with a Mira Advanced electric shower over, wash hand basin, and low-level WC. The room also benefits from a heated towel rail, extractor fan, fully tiled walls, and practical vinyl flooring.

Bedroom Two 13'3" x 12'11" (4.04m x 3.96m)

The room benefits from a window to the rear elevation, radiator, and a door leading through to the en suite shower room.

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Ensuite

En suite shower room fitted with a contemporary suite comprising a wash hand basin set within a vanity unit, low-level WC, and a corner shower cubicle with a mains-fed shower featuring both fixed rainfall and handheld attachments. The room also benefits from a heated towel rail and tiled flooring.

Bedroom Three 11'1" x 10'11" (3.4m x 3.35m)

A window to the front elevation provides natural light, with the room further benefiting from a radiator and a useful built-in storage cupboard.

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Bedroom Four 10'11" x 9'8" (3.33m x 2.95m)

The room benefits from a built-in wardrobe with hanging rail and shelf, a radiator, and a window providing natural light.

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Bedroom Five 10'2" x 10'0" (3.12m x 3.05m)

Window to the front and a radiator.

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Master Bedroom 10'9" x 10'11" (3.30m x 3.33m)

Window overlooking the rear garden, inset ceiling spotlights, a range of fitted wardrobes providing excellent storage, and a door leading through to the en suite shower room.

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Ensuite

En suite shower room with a window to the side elevation, tiled flooring, and fully tiled walls. The white suite comprises a spacious double shower cubicle with a mains-fed shower featuring both rainfall and handheld attachments, a low-level WC, and a wash hand basin set within a vanity unit with mixer tap. The room also benefits from a heated towel rail and access to the loft space.

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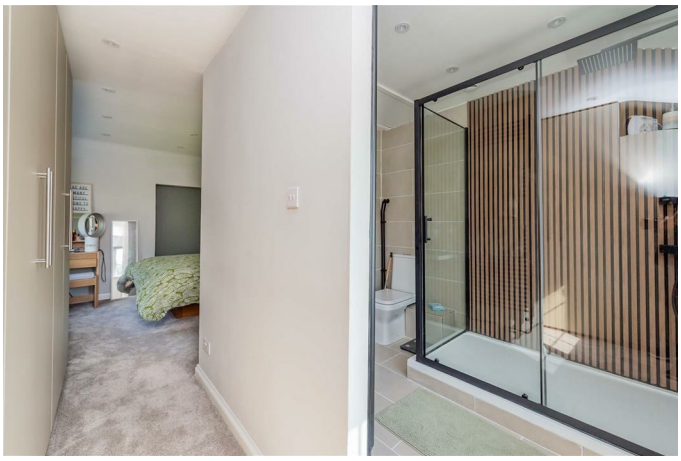

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath, wash hand basin set within a tiled vanity surface, and WC. A glazed window to the side provides natural light, while a heated towel rail adds comfort. The room is fully tiled and benefits from recessed ceiling spotlights, creating a bright and practical family bathroom.

Externally

Garage/Workshop 29'0" x 29'0" (8.84m x 8.84m)

Of steel frame construction with aluminium-clad walls and roof. The building features high-level double sliding entrance doors, light and power connected, and a fitted timber workbench. Offering generous space for up to six vehicles, it provides excellent storage and workshop potential.

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To the Front

The property is approached through double-opening timber gates onto a tarmac driveway, providing ample off-road parking. To the front, there is a low natural stone wall with a pedestrian side gate, together with a neatly maintained lawned verge. A further hardstanding to the rear offers additional parking and leads to an attractive seating area bordered by well-stocked flower beds and natural stone walling. Paved pathways continue around the rear of the property, providing easy access and enhancing the beautifully landscaped gardens.

To the Rear

A generous tarmac parking area provides extensive off-road parking for up to 11 vehicles, making it ideal for those with multiple cars, visiting guests, or recreational vehicles. The driveway leads directly to the substantial detached garage block, offering excellent storage and workshop facilities. The grounds are attractively enclosed by mature trees, established hedgerows, and traditional natural stone walling, creating a high degree of privacy while framing delightful, far-reaching views across the surrounding countryside. This spacious and well-planned parking area enhances both the practicality and overall appeal of the property.

Beyond the formal gardens, an enchanting area of mature woodland creates a wonderful natural retreat, ideal for children as an adventure and play area or simply for peaceful walks. Rich in wildlife, the woodland attracts a variety of birds and native species, enhancing the property's tranquil setting. A secluded seating area has been thoughtfully positioned to make the most of the beautiful countryside views, providing the perfect spot to relax and enjoy the peaceful surroundings throughout the seasons.

Lower Level

The beautifully landscaped gardens are arranged over several tiers, with natural stone steps rising from the lower garden to the middle terrace, which can also be accessed directly from the pedestrian bridge extending from the house. This level is attractively enclosed by well-stocked borders and further traditional natural stone walling, creating a sheltered and picturesque setting. Also located here are a greenhouse and a discreetly screened oil storage tank. Beyond, an expansive, gently sloping lawn provides an excellent space for recreation and outdoor entertaining, while enjoying superb, uninterrupted views across the surrounding valley and rolling countryside beyond.

Seating Area

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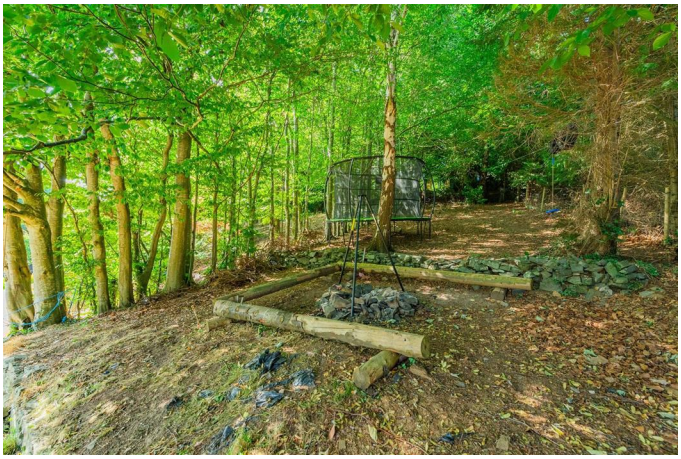

Views

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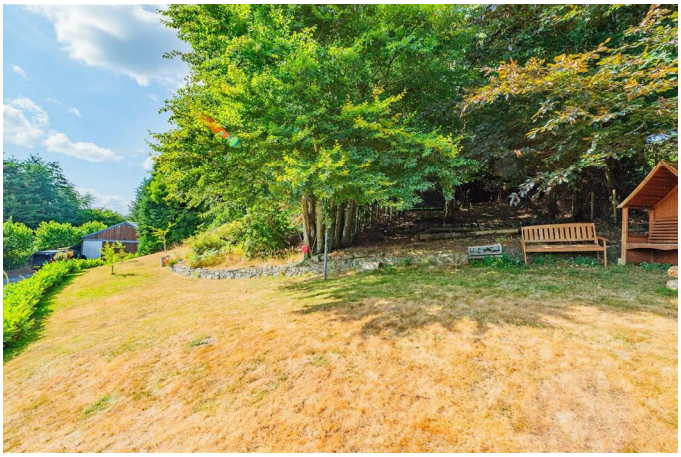

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Services

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

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.

To Book a Viewing

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

Hours Of Business

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

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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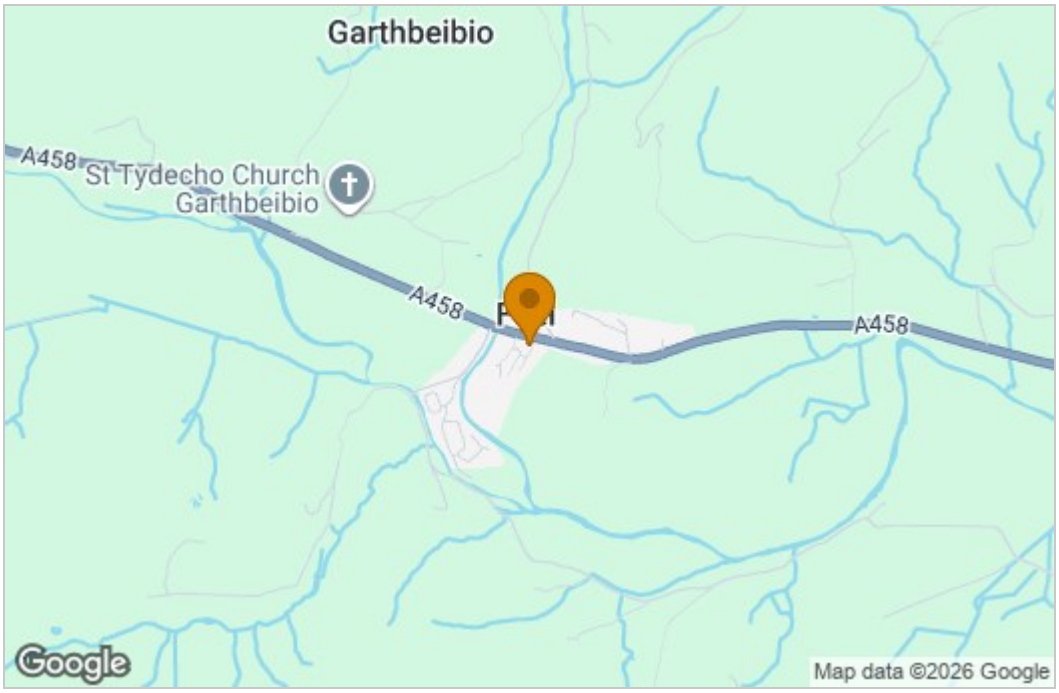
Money Laundering Regulations

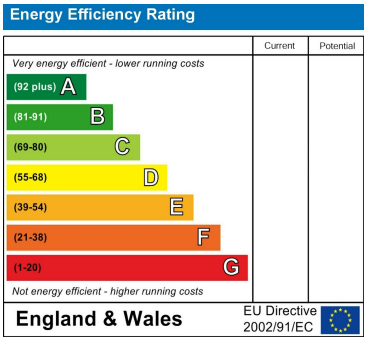
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Floor Plan

Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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