

Town & Country

Estate & Letting Agents



Ysgubor Hen , Meifod, SY22 6DR

Asking Price £450,000

WITH NO ONWARD CHAIN!! Tucked away on the peaceful outskirts of Meifod village, this charming four-bedroom home offers the perfect blend of character, space, and idyllic rural living. Brimming with personality, the property showcases beautiful exposed timbers and striking ceiling beams throughout, creating a warm and inviting atmosphere full of traditional charm. The spacious accommodation is complemented by generous outdoor space, where stunning countryside views provide a breathtaking backdrop in every season. Ideal for those seeking a quieter lifestyle, the home also benefits from off-road parking and a versatile workshop, perfect for hobbies, storage, or creative use. A unique highlight of the property is the delightful barbecue hut—an ideal setting for entertaining family and friends all year round, whatever the weather. This is a rare opportunity to enjoy a characterful home in a tranquil rural setting, while still being within easy reach of local amenities.

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, until reaching Meifod. On entering the village take the turning signposted for the school and follow the road along for approximately 1.5 miles. Turn left and follow the lane along before turning right onto the private driveway that leads down to the two properties at the end.

About the Property and the Area

Ysgubor Hen is a gem of a property situated in a stunning rural location with unspoilt views that will not disappoint. Having been converted in the 1980's, this is only the second time that the property has been on the market offering those wanting to enjoy all that rural life offers a great opportunity to further develop or add to this lovely home and all that it offers. The property is well connected having high speed fibre broadband to the home making it ideal for those looking to work/study from the property. Situated on the outskirts of the village of Meifod which has a local shop, school and a great traditional village pub with great atmosphere, its very easy to integrate and become part of the community if this is what you are looking for! For those looking for days out at the coast, the route from here offers fantastic scenery travelling through the beautiful Welsh Countryside.

Accommodation Comprises:

Hallway



The hallway has a window to the front, a radiator, a door to the front, beamed ceiling and slate flagged floor. Doors lead through to the snug area and dining room.

Breakfast Room 15'7" x 10'5" (4.75m x 3.18m)



The snug has stairs leading off to the first floor, a window to the front with views over the garden and beyond, a radiator and beamed ceiling. With doors leading to the lounge and kitchen, quarry tiled floor, wall lights and exposed structural timbers.

Lounge 14'9" x 15'1" (4.50m x 4.61m)



The spacious lounge has a square bay window to the front with great views, a window to the side,

quarry tiled floor and beamed ceiling. There is a brick fire place with an open fire, quarry tiled hearth, beamed walls, wall lights and a radiator.

Lounge Additional Photo



Kitchen 12'0" x 10'1" (3.68m x 3.09m)



The kitchen has a window to the rear, wall and base units with a stainless steel double sink and mixer tap over. There is plumbing for a washing machine, space for a cooker, space for a fridge, quarry tiled floor, a part glazed door to the rear and a pantry off to the side.

Dining Room 13'0" x 15'9" (3.97m x 4.82m)



A second good sized reception room having a

window to the front with great views, a radiator, quarry tiled floor, wall lights and stairs leading off to the first floor. There is a log burner stove, a door leading to the hallway and beamed ceiling.

Landing



The landing has exposed structural timbers, wall lights, airing cupboard off and doors leading to the bedrooms and the family bathroom.

Bedroom One 15'3" x 15'1" (4.66m x 4.62m)



Bedroom one is a great sized double room and has a window to the front with fabulous views, a window to the side, a radiator, built in wardrobes and exposed structural timbers

Bedroom Four 10'2" x 7'6" (3.11m x 2.30m)



The fourth bedroom has a window to the front with far reaching views, a radiator and exposed timbers.

Family Bathroom 9'6" x 7'11" (2.90m x 2.42m)



The family bathroom has a window to the rear, a radiator, a bath with central mixer tap, w/c, wash hand basin on a vanity unit with mixer tap over. There are exposed timbers, wood floor, a shaving point and an illuminated mirror.

Bedroom Three 7'6" x 9'5" (2.30m x 2.89m)



The third bedroom has a window to the front, a radiator and exposed timbers. A door also connects this room to the second bedroom if required.

Bedroom Two 13'0" x 8'11" (3.98m x 2.72m)



The second bedroom is accessed from the staircase from the dining room and has a window to the side, exposed timbers, built in wardrobes and doors leading to the en-suite and third bedroom.

En-suite

The en-suite has a window to the rear, a radiator, w/c, wash hand basin, built in cupboards and wall lights.

Driveway to the Property



To the Front



To the front of the property are five bar gates leading onto a gravelled driveway with space for plenty of vehicles. Beyond the drive way are lawned and shrubbed areas, a polytunnel, a purpose built barbecue hut, a slide, and a chicken coop. The gardens take in the incredible views over the surrounding open countryside and are a haven for nesting birds and wildlife.

To the Rear



To the rear of the property there is a single attached garage with double timber doors. To the topside of the house there are further garden areas with mature trees. A truly idyllic place to sit and take in the scenery.

Workshop 21'6" x 17'11" + 19'6" x 9'2" (6.56m x 5.48m + 5.96m x 2.80m)



The workshop is split into two areas and has power and lighting, double doors and plenty of space for vehicle storage and hobbies.

Barbeque Hut



The barbecue hut is an absolute gem of a building and has a central fire pit and seating making it an ideal space to entertain.

A Fantastic Social Space



A Great Place for Children to Play



Views from the property



Views from the property



The property enjoys truly amazing views over the surrounding area that can only be appreciated by visiting the house.

Views from the property



The Front of the Property



Drone Photograph of Ysgubor Hen



Drone Photograph of Ysgubor Hen



Truly Beautiful Surroundings



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.

Hours Of Business

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

To Book a Viewing

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

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.

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.

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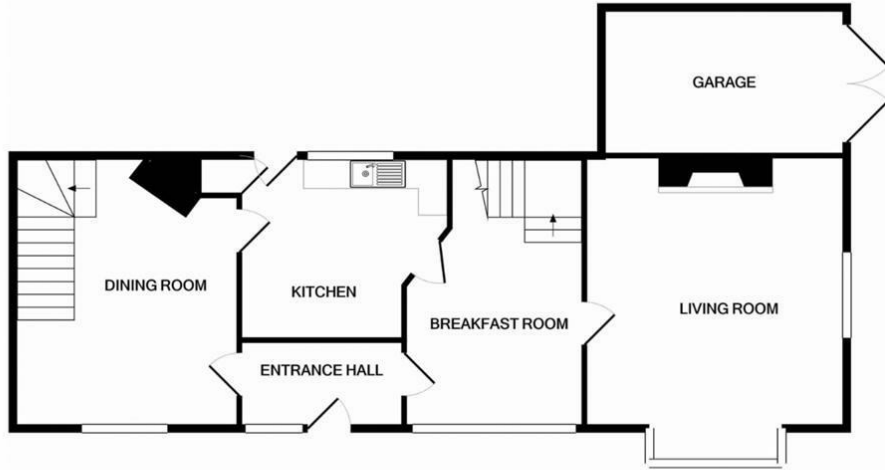
Additional Information

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.

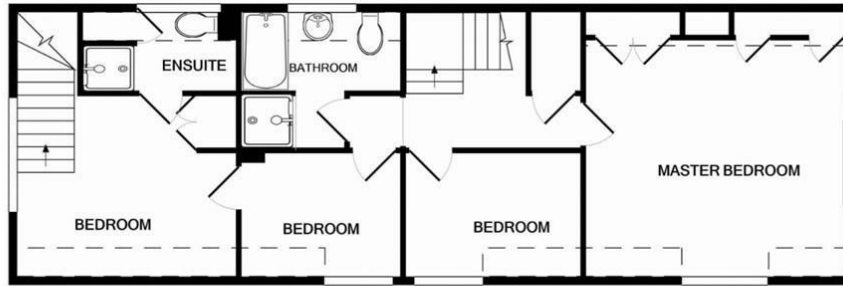
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Floor Plan

Crop

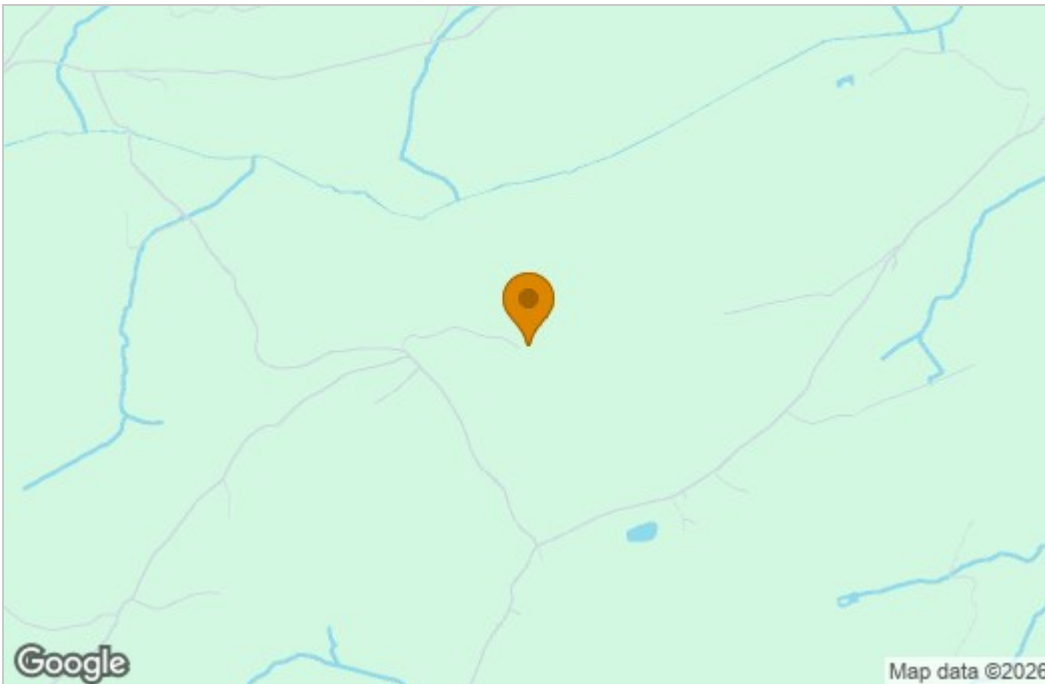


GROUND FLOOR
APPROX. FLOOR
AREA 881 SQ.FT.
(81.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 752 SQ.FT.
(69.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1633 SQ.FT. (151.7 SQ.M.)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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