

Roger Parry & Partners

Dyffryn, Breiddon Way, Guilsfield, SY21 9PU





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A HOME WITH EXCEPTIONAL FLEXIBILITY AND OPPORTUNITY

This substantially extended and renovated impressive contemporary family house has the benefit of a self contained annexe currently used as an established Airbnb. Having a stunning kitchen/dining/family room with integrated appliances, 2 receptions rooms, 4 bedrooms with 2 en suites and a family shower room. Having an large brick paved driveway and large garden with summer house/gym, as well as solar PV panels. An early viewing is needed in order to fully appreciate all that this property has to offer.

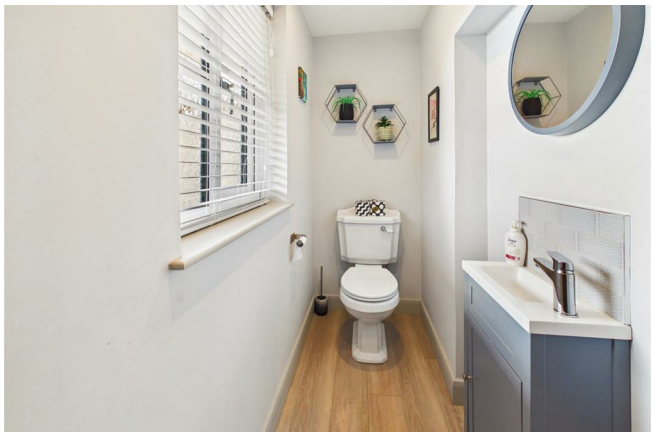

ADORE THE CHAOS








THIS KITCHEN IS MADE FOR DANCING















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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Ground floor Building 3

Approximate total area(1)

298.7 m²

3217 ft²

Reduced headroom

1.5 m²

17 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

DESCRIPTION
Situated in the popular village of Guilsfield, near Welshpool, Dyffryn is an impressive and beautifully presented family home offering spacious, versatile accommodation, complemented by a completely self-contained one-bedroom annexe.
Offering an exceptional combination of family living, independent accommodation and potential additional income, this is a property that provides far more than the average family home.
The main residence has been thoughtfully extended and improved, creating generous living space ideal for modern family life. The accommodation includes four bedrooms, two with en-suite facilities, alongside two reception rooms offering flexibility for relaxing, entertaining and spending time with family.
At the heart of the home is an impressive contemporary kitchen, featuring quartz worktops, a central island and integrated appliances, creating a wonderful space for everyday living and entertaining.
One of Dyffryn's most attractive features is its separate, self-contained one-bedroom annexe. With its own independent accommodation, the annexe offers tremendous flexibility and could suit a variety of needs, including multi-generational living, accommodation for elderly parents or adult children, visiting family and friends, or potentially generating additional income through holiday letting.
The annexe has its own kitchen, living accommodation and shower room, providing a comfortable and independent space while remaining conveniently connected to the main property.
Outside, Dyffryn continues to impress. A substantial brick-paved driveway provides generous off-road parking and turning space, while the rear garden offers an attractive setting to relax and enjoy the outdoors.
Additional outdoor features include a summerhouse/gym, outdoor kitchen, workshop and useful storage facilities, providing further opportunities for hobbies, entertaining and home working.
The property also benefits from solar PV panels, an impressive EPC rating of B and accessibility features including ramp access and lift facilities.
Located within the well-regarded village of Guilsfield, the property benefits from local amenities and convenient access to Welshpool, while enjoying the surrounding Mid Wales countryside.
A HOME WITH EXCEPTIONAL FLEXIBILITY AND OPPORTUNITY
Whether you are looking for a substantial family home, accommodation for extended family, independent living arrangements or a property with the potential to generate additional income, Dyffryn offers a rare combination of space, versatility and opportunity.
With its beautifully presented accommodation, independent annexe, generous outdoor space and excellent additional facilities, this is a property that really needs to be viewed to be fully appreciated.
The 360-degree virtual tour provides an excellent opportunity to explore the property, with internal viewings highly recommended.

ENTRANCE
Composite front door and window to:

ENTRANCE HALL
Tiled floor, staircase to first floor with useful storage area under. Door to annexe.

CLOAKROOM
Low level W.C, vanity wash basin with cupboard under and mixer tap, tiled floor, window to front, wood effect flooring and heated towel rail.

KITCHEN/DINING/FAMILY ROOM
A truly stunning room which opens out to the gardens and is fitted with a range of base cupboards with quartz work surfaces over, matching eye level cupboards, basket storage, stainless steel sink with instant hot tap, integrated twin ovens with induction hob and extractor hood over, integrated dishwasher, space for American style fridge freezer with pull out larder cupboards to either side, wine rack, central island with breakfast bar, tiled floor, French doors and side screens to the gardens, window to side and 3 Velux style windows.

LIVING ROOM
With French doors and side screens leading out to the gardens, 2 windows to the side and 2 Velux style windows, tiled floor, oak display plinths. Built in oak display shelves with 2 cupboards under.

UTILITY
Wood effect flooring, lift access, plumbing and space for washing machine and tumble dryer with shelving above, built in cupboards, shelves and cloaks hanging. Door to:

SELF CONTAINED ANNEXE
KITCHEN AREA- Fitted with a range of base cupboards and drawers with wooden work surfaces over, eye level cupboards, stainless steel sink with mixer tap under window to front with views towards countryside, part tiled walls, built in oven and induction hob with extractor hood over, appliance space and opening to SITTING AREA- wood effect flooring, French doors to the rear courtyard and opening to BEDROOM- wood effect flooring and window to rear. Door to SHOWER ROOM- Low level W.C, vanity wash basin with mixer tap and cupboards under, large fully tiled shower cubicle, wood panelling, tiled floor and window to front.

FIRST FLOOR LANDING
Lift access, 2 radiators, wood effect flooring, hatch to loft and 2 windows to the front with views towards countryside. Door to walk in airing cupboard housing the boiler, tank and storage space.

BEDROOM ONE
Radiator, 2 windows to rear with views towards woodland, 2 Velux style windows, wood panelling, high ceiling, doors to dressing room and:

EN SUITE BATHROOM
Low level W.C, vanity wash basin with mixer tap and cupboards below, curved bath with mixer tap and shower attachment, tiled floor, wood panelling, heated towel rail and window to front.

DRESSING ROOM
Radiator, wood effect flooring, built in hanging space and window to front with views towards countryside.

BEDROOM TWO
Window to rear with views towards woodland, radiator and door to:

EN SUITE SHOWER ROOM
Concealed cistern W.C. vanity wash basin with mixer tap and cupboards below, fully tiled shower cubicle, tiled floor, heated towel rail and window to front.

BEDROOM THREE
Window to rear and radiator.

BEDROOM FOUR
Radiator and window to rear.

SHOWER ROOM
Low level W.C, vanity wash basin with mixer tap and cupboards below, fully tiled shower cubicle, tiled floor, heated towel rail, window to rear and built in shelving.

OUTSIDE

FRONT
Brick paved driveway providing generous parking and turning space. Laid to lawn with laurels to the front boundary. Raised flower and shrub borders.
STORAGE SHED. WORKSHOP. OPEN FRONTED STORE. Outdoor kitchen space with work surfaces. Outside tap, lights and sockets.

Ramp to front door.

REAR
A large garden, laid to lawn with patio area running the width of the house. Further covered seating area with a lit ceiling.
Gate to front.
SUMMERHOUSE/GYM- French doors and windows to the front and side and wood effect flooring.

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 electric, drainage and water are connected. Gas central heating. Solar panels. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor, variable in home. We understand the Flood risk is: Very Low Risk. We would recommend this is verified during pre-contract enquiries.
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: B
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: ///insurers.enlighten.roaming

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



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 t o 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 s hould 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 b een 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.