



FOR SALE

£2,425 Per Calendar Month

Brongain Farmhouse Llanfechain, Powys, SY22 6UF

A rare opportunity to rent a period, elegant country residence situated in a Welsh Borderland location. Only viewing this property will the immaculate and luxury interiors be appreciated.





- **Substantial Rural Property**
- **Luxury Interiors**
- **Immaculate Accommodation**
- **Spacious Rooms**
- **Available Now**
- **Must Be Viewed**

LOCATION LLANFECHAIN

The property is situated within the pleasant and popular village of Llanfechain. The village has the benefit of a Church, Public House/Restaurant and a primary school. The market town of Welshpool and Oswestry are equidistant from Llanfechain being of about 10 miles away each and have a good range of amenities. The larger town of Shrewsbury, 22 miles away, is within commuting distance.

DIRECTIONS

As you enter the village of Llanfechain, before the turning for the Village Centre, turn right into a private driveway, electric gates provide access to the driveway.

ELEGANT ENTRANCE PORCH

Portico style entrance porch providing access into;

FORMAL RECEPTION HALL

With staircase leading to the First Floor Landing, double glazed window to the front elevation, feature wooden floor, access through to the Formal Reception Rooms.

DRAWING ROOM

18'0" x 19'0" (5.50m x 5.80m)

Formal drawing room which is dual aspect with double glazed windows to two elevations overlooking the grounds.

FORMAL LIVING ROOM

18'0" x 21'3" (5.50m x 6.50m)

With double glazed window to the front elevation overlooking the grounds.

SUPERB KITCHEN DINING AND SITTING ROOM

21'3" x 27'6" (6.50m x 8.40m)

A superb room whereby the Kitchen comprises a comprehensive range of fitted base and wall units with granite worktops over and upstands, a range of integrated appliances, double glazed windows and French doors to the side elevation. Matching Kitchen Island.

The Dining and Sitting Area offers a light and bright space with French doors leading out to the side elevation.

HOME OFFICE

7'2" x 10'2" (2.20m x 3.10m)

With double glazed window to the side elevation.

REAR ENTRANCE HALL

With staircase leading to the First Floor Landing, door leading to the side elevation.

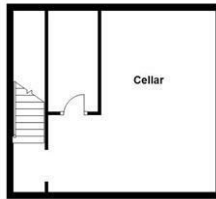
FAMILY ROOM/GAMES ROOM

20'11" x 16'4" max (6.40m x 5.00m max)

A dual aspect room with double glazed windows to the side and rear elevations.



Cellar
Approx. 31.3 sq. metres (337.3 sq. feet)



Ground Floor
Approx. 193.5 sq. metres (2092.9 sq. feet)



First Floor
Approx. 167.6 sq. metres (1804.3 sq. feet)



Second Floor
Approx. 70.4 sq. metres (758.3 sq. feet)



Brongain Farm

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



6 Bedroom/s



6 Bath/Shower Room/s



CLOAKROOM

With fitted cupboards for storage, double glazed window to the side elevation.

UTILITY ROOM/REAR HALLWAY

With door leading out to the side elevation, double glazed window to the rear elevation.

SHOWER ROOM

Comprising a three piece suite.

FIRST FLOOR LANDING

With double glazed window to the front elevation.

BEDROOM ONE

12'1" x 19'0" (3.70m x 5.80m)

A dual aspect room with double glazed windows to the front and side elevations.

DRESSING ROOM

With double glazed window to the rear elevation.

ENSUITE BATHROOM

Comprising a three piece suite, double glazed window to the side elevation.

BEDROOM TWO

18'0" x 21'3" (5.50m x 6.50m)

With double glazed window to the front elevation, fitted wardrobes.

BATHROOM

9'10" x 12'5" (3.00m x 3.80m)

Comprising a three piece suite, double glazed window to the side elevation, door into Bedroom Two and door into Landing.

INNER HALLWAY

With double glazed window to the side elevation, second staircase leading to the Ground Floor and Second Floor.

SITTING/DRESSING AREA/OCCASSIONAL BEDROOM

9'10" x 12'5" (3.00m x 3.80m)

With double glazed window to the side elevation.

BEDROOM THREE

17'5" x 11'1" (5.31m x 3.40m)

With double glazed window to the side elevation, recessed fitted wardrobes.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

BEDROOM FOUR

15'8" x 11'9" max (4.80m x 3.60m max)

A dual aspect room with double glazed window to the rear and side elevations.

ENSUITE SHOWER ROOM

Comprising a three piece suite.

SECOND FLOOR LANDING

With storage cupboards.

BEDROOM FIVE

21'11" x 17'0" (6.70m x 5.20m)

With skylights to the ceiling.

BEDROOM SIX

10'2" x 17'0" (3.10m x 5.20m)

With double glazed window to the rear elevation with an impressive view of the countryside.

BATHROOM

Comprising a three piece suite, skylight.



GARDENS AND GROUNDS

From the lane level electric gates lead to the Cottage and the Farmhouse. The drive extends to both sides of the Farmhouse providing ample parking and turning space. Access is provided to the gardens which are laid to lawn with a view over the open countryside.

LAUNDRY ROOM

Located externally providing additional storage space.

POWYS COUNCIL INFORMATION

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828
The property is in Band 'I'

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@hallsgb.com

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DPS DEPOSIT

£2710 To be placed in the Deposit protection Service.

FOR SALE

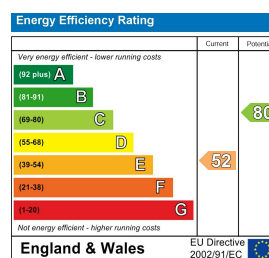
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Lettings

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@halls.gb.com



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