



BOWEN

PROPERTY SINCE 1862

Offers in the Region Of £595,000

 6 Bedrooms  7 Bathrooms

Ty Llew, Llandysilio, Llanymynech,
Powys, SY22 6RB

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General Remarks

A substantial Grade II listed former Coaching Inn situated in an accessible location on the fringes of the village of Llandysilio, between Oswestry and Welshpool. The property provides generous living accommodation set out over three storeys, plus a useful Cellar and would suit multi-generational living, those buyers requiring annex style accommodation or the ability to work from home.

All bedrooms include en suite facilities while there is ample off road parking provision and private gardens at the rear. The property is warmed by oil fired central heating and internal inspection is essential in order to fully appreciate all that Ty Llew has to offer.

Location: Located in the popular village of Llandysilio, the area has a host of amenities whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Welshpool train station providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A front entrance door leads into:



Porch: 6' 11" x 6' 9" (2.11m x 2.06m) With doors off to:

Entrance Hall: Tiled floor, beams to ceiling and doors off to:

Lounge: 14' 10" x 14' 2" (4.51m x 4.32m) Multi fuel burner, quarry tiled floor, beams to ceiling, radiator and doors to:

Sitting Room: 15' 0" x 12' 11" (4.57m x 3.94m) max Open fireplace, beams to ceiling, tiled flooring and radiator.

Dining Room: 27' 11" x 14' 8" (8.51m x 4.48m) Multi fuel burner, beams to ceiling and two radiators.

Boot Room: 9' 5" x 8' 0" (2.88m x 2.45m) Tiled flooring, radiator, fitted base units, stainless steel sink/drain, separate bowl sink unit, fitted shelving and stairs leading down to cellar.

Rear Hallway: With doors to either side of property, stairs to first floor landing, radiator and internal doors off to:

Kitchen: 18' 7" x 11' 4" (5.67m x 3.45m) max Fitted base/eye level wall units with worktops over and inset 1.5 bowl sink/drain. Space for range cooker, space/plumbing for fridge freezer and dishwasher. Walk in storage cupboard, tiled floor and radiator.

Boiler Room/Scullery: 10' 7" x 9' 10" (3.23m x 3.00m) max Space/plumbing for washing machine, space for fridge and freezer, boiler room with Mistral oil fired boiler.

W.C.: 9' 6" x 4' 9" (2.89m x 1.44m) max Wash hand basin, low level flush w.c., radiator and tiled walls.

W.C.: Low level flush w.c.

Bathroom: 9' 11" x 5' 7" (3.03m x 1.69m) Roll top bath, pedestal wash hand basin, radiator and tiled floor.

Stairs to first floor landing: With stairs to second floor and doors off to:

Bedroom 2: 14' 8" x 14' 3" (4.47m x 4.34m) max Radiator and door to:

En Suite: Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls and extractor fan.

Hall: With doors off to:

Lounge: 15' 5" x 13' 5" (4.70m x 4.09m) Radiator and electric fire with surround.

Study: 9' 7" x 6' 9" (2.92m x 2.06m) Radiator.

Bedroom 1: 15' 1" x 12' 6" (4.60m x 3.81m) Radiator, built in wardrobe and opening into Dressing Room (2.64m x 1.80m) with walk in cupboard (2.12m x 1.09m) and doors off to:

Bathroom: 8' 4" x 8' 11" (2.54m x 2.71m) Panel bath, wash hand basin set on vanity unit, tiled walls, radiator and linen cupboard.

Separate W.C.: With low level flush w.c. & radiator.

Stairs to second floor landing: With access to loft space and doors off to:

Bedroom 3: 15' 0" x 14' 6" (4.56m x 4.43m) max Radiator and door to:

En Suite: Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls and extractor fan.

Bedroom 4: 14' 6" x 15' 1" (4.42m x 4.60m) max Radiator and door to:

En Suite: Suite comprising shower cubicle with electric shower, wall mounted wash hand basin, low level flush w.c., tiled walls and extractor fan.

Bedroom 5: 15' 4" x 13' 3" (4.68m x 4.03m) max Radiator, built in wardrobe and door to:









En Suite: Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls and extractor fan.

Bedroom 6: 15' 1" x 13' 2" (4.61m x 4.01m) max Radiator, built in wardrobe and door to:

En Suite: Suite comprising shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls and extractor fan.

Linen Store: 9' 1" x 7' 1" (2.77m x 2.16m) Radiator and fitted shelving.

Office/Studio: 9' 11" x 9' 2" (3.01m x 2.80m) Potential for use as home office, therapy room, music room or similar. Externally accessed.

Shower Room: 9' 11" x 5' 6" (3.01m x 1.67m) Suite comprising shower cubicle with electric shower, wash hand basin and low level flush w.c. Tiled floor and extractor fan. Externally accessed.

Outside: The property includes a generous gravelled off road parking area to the right hand side. At the rear is a private paved patio which provides access to the

enclosed gardens which are laid to lawn bordered by fruit trees, nut trees and mature shrubs.

EPC Rating: EPC Rating - Band 'E' (51).

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Council Tax Band & Business Rates: Council Tax Band - B which covers owner accommodation under current use as a Bed and Breakfast. Current rateable value (1 April 2026 to present) £2,700. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Local Authority: Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. 01597 827460

Services: We are informed that the property is connected to mains water, drainage and electricity supplies. There is a private oil fired central heating system and LPG supply for cooking.

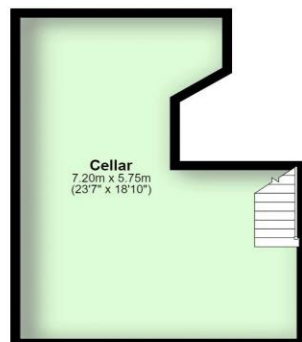
Directions & What Three Word Location:

Take the Morda road out of Oswestry, at the junction of A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until you reach the Four Crosses. Take the first left at the roundabout and then left again. Carry on past the petrol station and then at the roundabout take the first exit. Carry on straight and the property can be found on the left hand side.

<https://what3words.com/guests.swaps.sway>

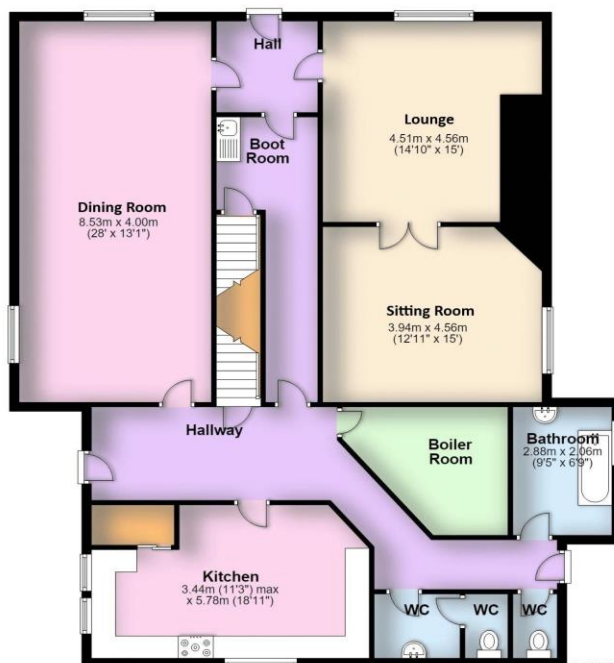
Cellar

Approx. 33.9 sq. metres (365.3 sq. feet)



Ground Floor

Approx. 151.6 sq. metres (1632.3 sq. feet)

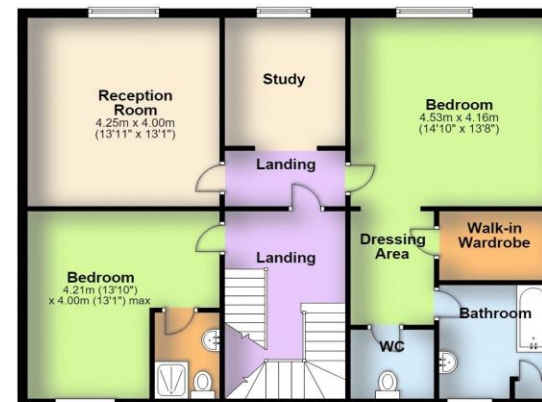


Total area: approx. 371.6 sq. metres (3999.9 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

First Floor

Approx. 93.1 sq. metres (1002.0 sq. feet)



Second Floor

Approx. 92.9 sq. metres (1000.4 sq. feet)



