

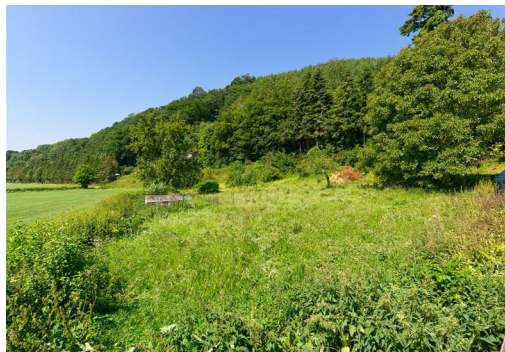


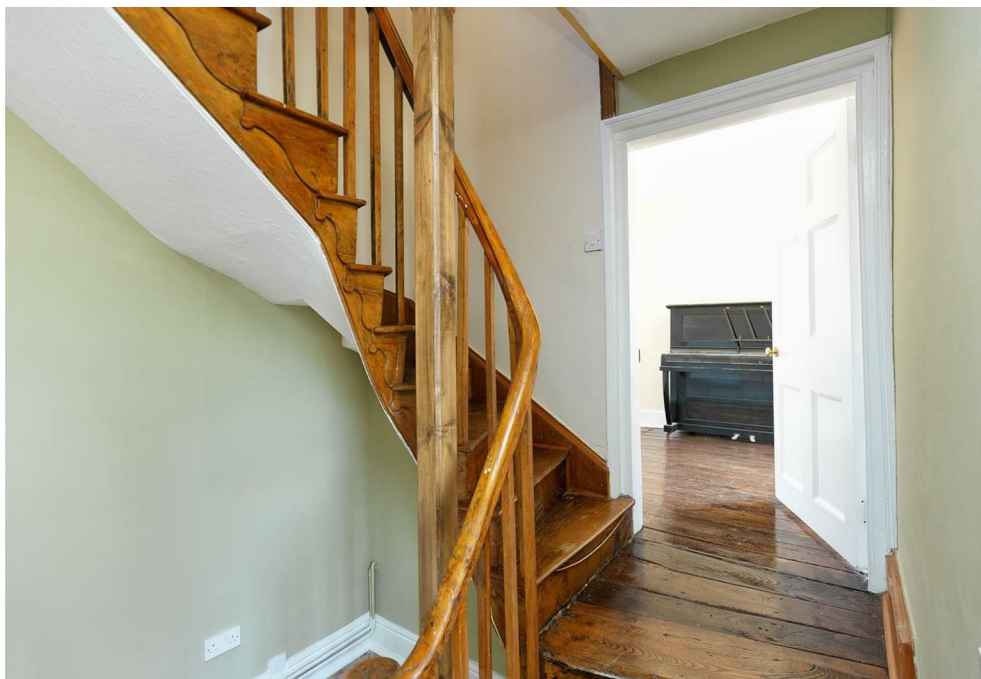
TO LET

£1,750 Per Calendar Month

Bron Y Maen Meifod, Powys, SY22 6BS

A substantial four/five bedroom detached former farmhouse with truly stunning views situated in a most pleasant rural location with excellent commuter links close by. The property is available immediately and must be viewed to be appreciated.





- Rural Detached Farmhouse
- Spacious Accommodation Throughout
- Close To Commuter Links
- Available Now
- Must Be Viewed To Appreciate
- Pets Considered

DIRECTIONS

From the office proceeded to follow the B5069 towards Llyncllys, as you approach the Llyncllys crossing turn right and follow the A495, follow the signs for Llansaniffraid keep following the A495 you will hit All-y-main and it's the turning on your left.

W3W: [///scorpions.keeps.mere](http://scorpions.keeps.mere)

FORMER RECEPTION HALL

With staircase leading to the First Floor Landing.

LOUNGE

18'0" x 16'0" (5.50m x 4.90m)

With window to the front elevation with a glorious view, fireplace and steps lead to the Family Room.

FAMILY ROOM

13'1" x 9'6" (4.00m x 2.90m)

A feature 'turret' style room with feature window.

SHOWER ROOM

Comprising a three piece suite.

DINING ROOM

13'9" x 13'1" (4.20m x 4.00m)

With window to the front elevation with a glorious view, fireplace.

KITCHEN DINING ROOM

14'10" x 22'3" (4.54m x 6.79m)

Newly fitted Kitchen, space for table, windows to two elevations, pantry cupboard.

LOWER LEVEL PANTRY/UTILITY/CELLAR

With access through to the Store Room/Boiler Room.

STORE ROOM/BOILER ROOM

14'5" x 9'2" (4.40m x 2.80m)

Providing storage space.

HOME OFFICE/BEDROOM/LIBRARY

With turret style window.

FIRST FLOOR LANDING

With access to Bedrooms and Bathrooms.

PRINCIPLE BEDROOM SUITE

14'1" x 13'1" (4.30m x 4.00m)

With window to the front elevation with a superb view.

DRESSING ROOM

With access through to;

ENSUITE SHOWER ROOM

Comprising a three piece suite and turret style window.

BEDROOM TWO

16'4" x 16'0" (5.00m x 4.90m)

With window to the side elevation.

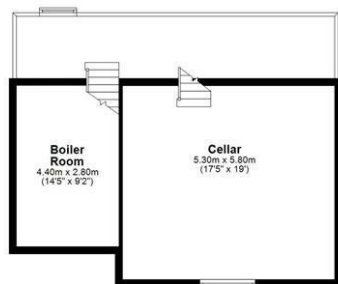


Ground Floor
Approx. 157.9 sq. metres (1700.0 sq. feet)



First Floor
Approx. 124.5 sq. metres (1339.0 sq. feet)

Cellar
Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 325.9 sq. metres (3508.0 sq. feet)
Bron y Maen

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.



5 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



BEDROOM THREE

14'1" x 14'9" max (4.31m x 4.50m max)
With window to the front elevation.

BEDROOM FOUR

13'1" x 9'2" (4.00m x 2.80m)
With turret style window.

FAMILY BATHROOM

Comprising a four piece suite, window to the front elevation.

GARDENS AND GROUNDS

From the road level a drive leads to the parking forecourt and yard area.

The gardens extend to the front of the property with steps down to a large terrace.

EXTERNAL UTILITY ROOM

With sink unit and window to the side elevation and door leading out to the Covered Access.

ORCHARD AND Paddock

Located to the side of the property extending to approx 0.5 of an acre with fruit trees.

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

£2015.00 To be placed in the Deposit protection Service.



VIEWINGS

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

POWYS COUNCIL

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



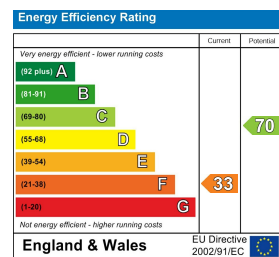
Bron Y Maen Meifod, Powys, SY22 6BS



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: oswestrylettings@hallsgb.com



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