

Town & Country

Estate & Letting Agents

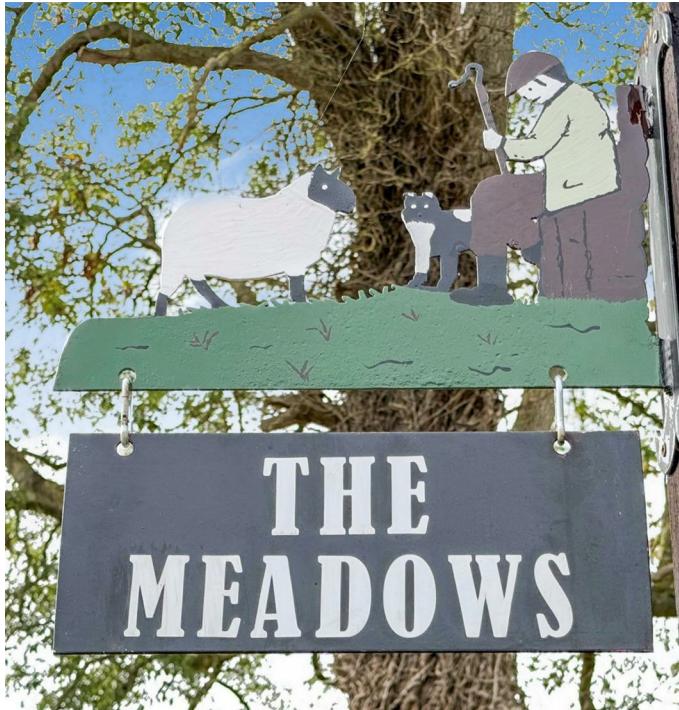


The Meadows , Deytheur, SY22 6TE

Offers In The Region Of £635,000

Nestled in the picturesque area of Deytheur near to Llansantffraid, this stunning rural smallholding offers a unique opportunity for those seeking a tranquil lifestyle amidst breathtaking far reaching countryside views. Set within just under four acres of land, the property is thoughtfully divided into four paddocks, making it ideal for equestrian enthusiasts or those wishing to embrace a more pastoral way of life. The interior of the home is immaculate, showcasing a modern finish that seamlessly blends comfort with style. With three well-proportioned bedrooms and a large loft room, there is ample space for family living or hosting guests. The beautiful kitchen serves as the heart of the home, providing a perfect setting for culinary creations and family gatherings. In addition to the main residence, the property boasts various outbuildings, which offer versatile options for storage, stabling and workshops. The generous parking facilities ensure convenience for both residents and visitors alike. This property is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and modern amenities. Whether you are looking to escape the hustle and bustle of city life or simply wish to enjoy the serenity of the countryside, this smallholding is a remarkable rarely available on the open market.

Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along passing through the villages of Pant and Llanymynech. Head towards Four Crosses and at the roundabout take the third turning heading towards Llansantffraid. Pass over the hump backed Canal bridge and after a short distance turn left signposted Deytheur. Proceed up the hill for approximately one mile where the property will be found on the right hand side identified by our for sale board. What three words are boxer.ambient.guidebook

Location



Set in the heart of the rolling countryside, the property enjoys stunning far reaching views yet is very accessible to the market towns of Oswestry, Shrewsbury and Welshpool.

Accommodation Comprises

Porch

A covered porch leads to the front door.

Hallway



The spacious and bright hallway has a part glazed door to the front with a glazed side panel, a radiator, glazed door leading to the lounge, doors leading to all other rooms, beautiful decorative tiled flooring and part paneled walls.

Additional Photo



Lounge 18'0" x 13'10" (5.49m x 4.22m)



The good sized lounge is a great space to relax and entertain. Having a bay window to the front with views over the hills, double French doors to the side leading to the side patio. With wood flooring, two radiators and a focal inset log burning stove with a quarry tiled hearth, brick surround and an oak mantle over.

Additional Photo



Additional Photo



Kitchen/Dining room/ Family Room 24'0" x 10'9" (7.34m x 3.30m)



The kitchen/dining/ family room is the real heart of this lovely home and is fitted with a good range of modern wall and base units in a gloss grey finish with contrasting work surfaces over and breakfast bar with seating space and units below, one and half sink bowl with mixer tap, a built in dishwasher, built in electric ceramic induction hob with extractor fan, built in double oven and a built in fridge/freezer. A central island with a contrasting wooden work surface with units below, ceramic tiled flooring, spot lighting, three radiators, and three windows to the front with country side views. A door leads through to the garage and utility area.

Additional Photo



Additional Photo



Garage 15'5" x 10'11" (4.72m x 3.35m)



The garage has a electrical roller door to the front, window to the side, power and lighting. The utility and cloakroom can be found to the rear of the garage.

Additional Photo



Utility room 11'1" x 6'0" (3.38m x 1.85m)



Additional Photo



The utility room has wall and base units with work surfaces over and a stainless steel sink with mixer tap, plumbing for washing machine and space for a tumble dryer, ceramic tiled floor, a radiator, power and lighting and a part glazed door leading out to the rear of the property.

Cloakroom 7'1" x 2'11" (2.16m x 0.89m)



The cloak room has a wash hand basin on a modern vanity unit, a low level w/c, a radiator, tiled flooring and an opaque window to the rear.

Bedroom One 10'4" x 12'11" (3.15m x 3.94m)



A good sized double bedroom having a window to the side with views of the garden, a radiator and a range of built in wardrobes offering good storage.

Additional Photo



Bedroom Two 10'11" x 7'8" (3.33m x 2.34m)



The second bedroom has a window to the the rear, built in wardrobe/ cupboard off with hot water cylinder and a radiator.

Family Bathroom 9'6" x 7'4" (2.92m x 2.26m)



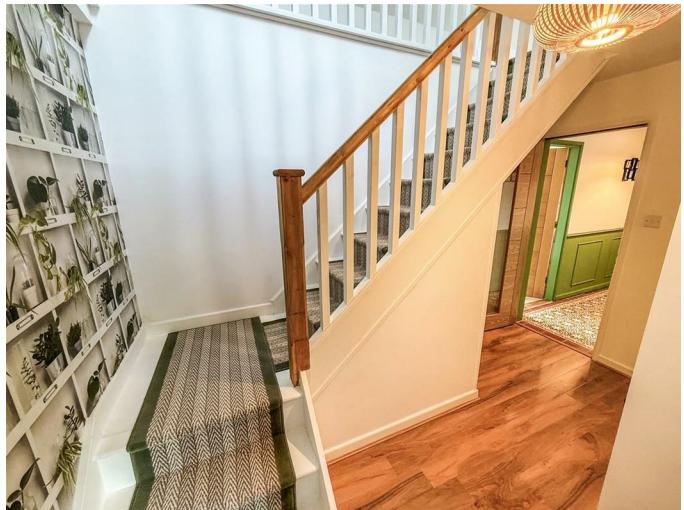
The modern family bathroom has a paneled bath, wash basin on a vanity unit with a mixer tap over, a low level w/c, fully tiled walls and a separate shower

cubicle with mains shower and double shower head, ceramic tiled floor, extractor fan and a window to the rear.

Additional Photo



Additional Photo



Second Hallway



A door way from the main hallway leads through to the second hallway area having a staircase leading to the large loft room, storage cupboard under, a radiator and a door leading to the third bedroom.

Bedroom Three 11'5" x 6'2" (3.48m x 1.88m)



The third bedroom has a window to the rear, a radiator and coved ceiling.

Large Loft Room 55'1" x 13'1" (16.81m x 3.99m)



The large loft room is a fantastic and versatile space and has two radiators and three double glazed skylights to the rear. There is ample space for the addition of two further bedrooms and/or office space, playroom/home gym.

Additional Photo



Driveway



To the Front



To the front of the property timber farm style gates lead onto a large gravelled driveway and turning area for several cars with access to the garage and out buildings. There is additional gravelled parking to the side of the property leading to the rear gardens. The extensive front garden is lawned and shrubbed areas with a patio area running along the front of the house with stunning views and a perfect place to sit out. To the side of the property there are further lawned gardens and a patio area that can be accessed from the lounge.

Garden Area



To the lower side of the outbuildings there is a productive garden area with greenhouse and vegetable plot.

To the Rear

To the rear of the property is a large Indian stone paved patio extending across the property with a raised lawned area enclosed by hedging and backing onto the paddocks.

Additional Photo



Outbuilding One



The Outbuildings



Located across from the property are a selection of outbuildings. A concrete hard standing provides parking and access to the buildings along with gated access onto the adjoining paddocks.

Additional Photo



The first outbuilding has an open fronted concreted double height storage and parking bay with lighting. the adjoining barn has double gates and provides covered storage and livestock provision. To the left of this is an open fronted double story hay barn that opens onto the field so also creating shelter for the livestock.

Additional Photo



Additional Photo



Stable Block



Additional Photo



The stable block has three entrances to the front and has power and lighting with paved and gravelled turnout area for livestock with gates leading to the paddocks. The stables are currently used as a workshop but would offer either three separate stables or two and a tack room.

Paddocks



Additional Photo



The paddocks and grounds extend in total to around 3.825 acres and are fenced into four separate areas which surround the property to two sides.

Additional Photo



Additional Photo



Views From The Property

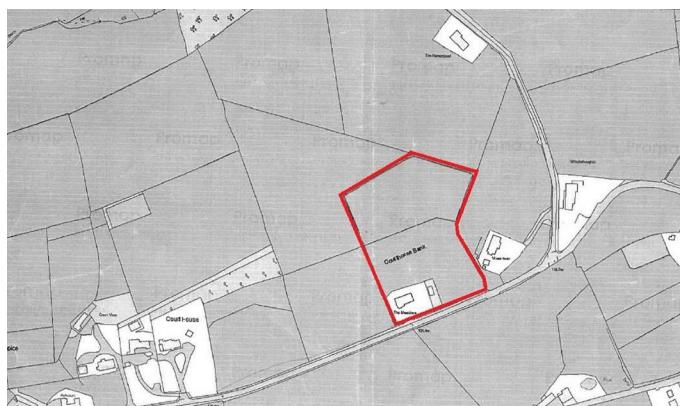


Additional Photo



Additional Photo

Land Plan



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

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

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 F.

Services

The agents have not tested the appliances listed in the particulars.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

Additional Information

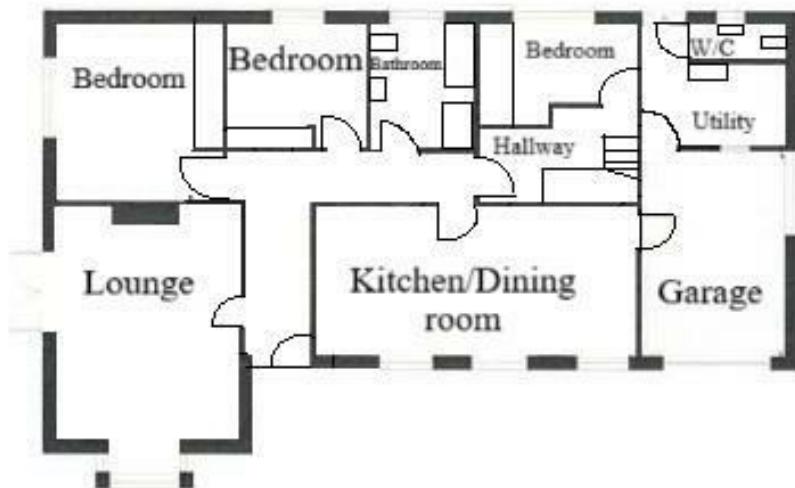
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

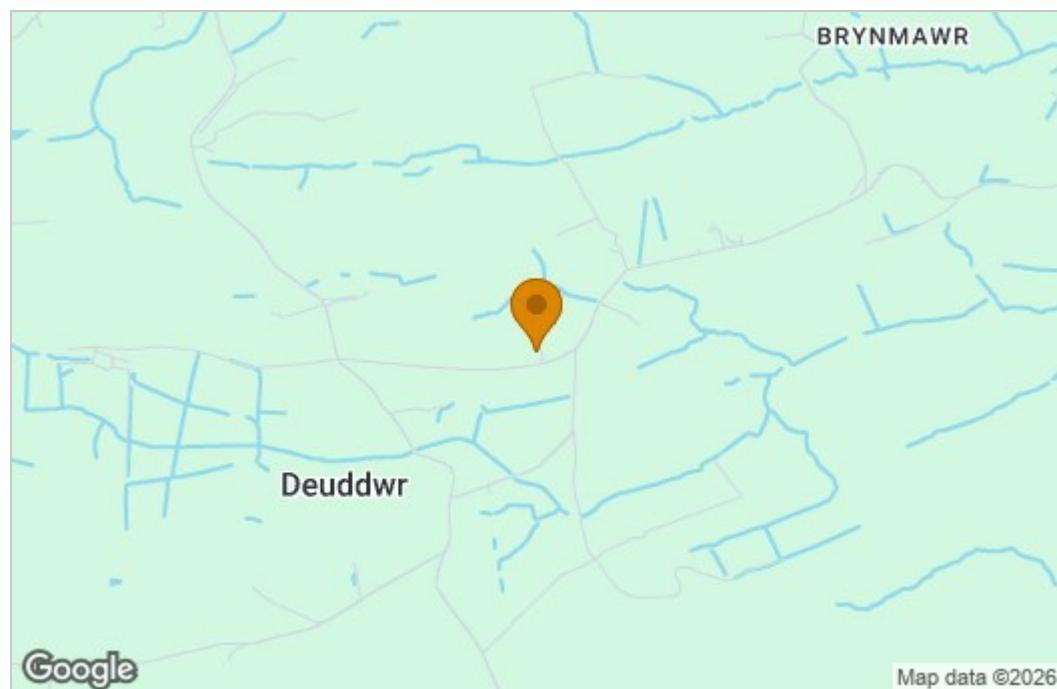
Agents Note

We are informed by the vendors that the property is a registered small holding with a number of 521050011. Purchasers are required to make their own enquiries with their solicitor and lender. The property also benefits from a solar panel installation and an air source heat system.

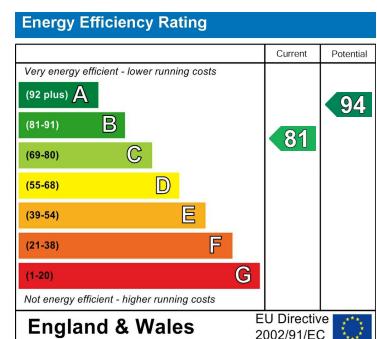
Floor Plan



Area Map



Energy Efficiency Graph



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