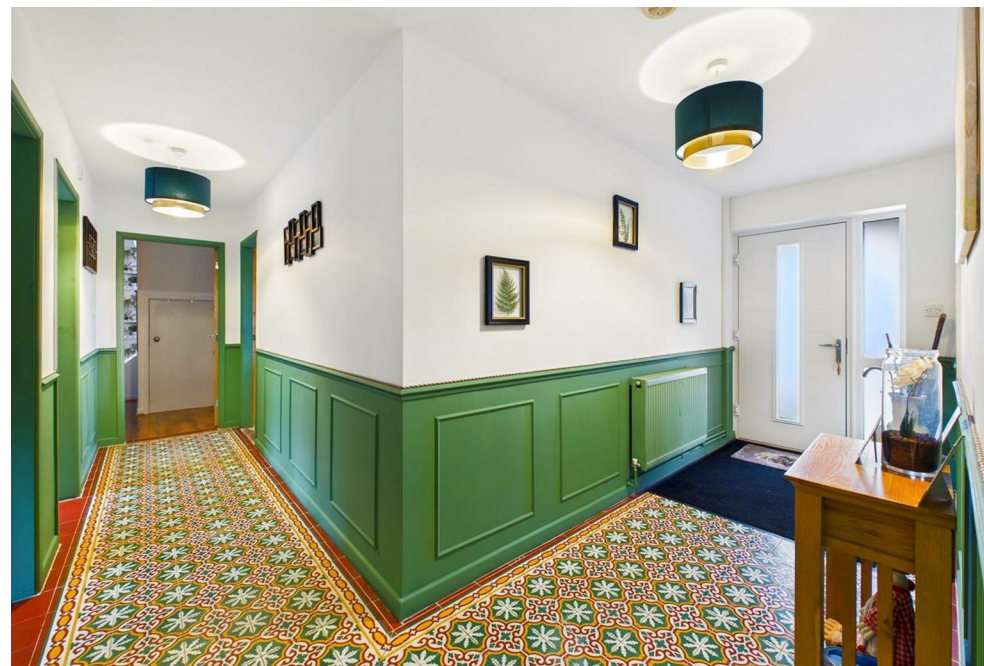






### The Meadows, Deythueur, Llansantffraid, SY22 6TE Offers In The Region Of £635,000

The Meadows occupies an amazing, elevated private position enjoying outstanding views over surrounding hills and countryside. The property is set in gardens and paddocks extending approximately 3.8 acres or thereabouts with extensive range of modern recently constructed out buildings. Comprising purpose built timber stable block incorporating two stables and tack room. General purpose steel framed open fronted building with adjoining steel framed lean-to.

The bungalow itself is in excellent condition throughout, providing accommodation briefly comprising: recess entrance porch, entrance hall, sitting room with log burner, inner hallway giving access to 2 double bedrooms and large family bathroom with separate shower cubicle. Large well fitted kitchen/dining room. Secondary hallway gives access to a third ground floor bedroom and provides access to an extremely large loft room which offers significant potential to convert into further accommodation with the potential to create two further double bedrooms and bathroom/ensuite.

The property also has the benefit of an adjoining garage with adjacent utility room and WC.

The present owners have undergone an extensive range of renovation and improvement and has the benefit of new air source central heating system and double glazing. The Meadows is conveniently located being with a short drive of all the three neighbouring towns of Shrewsbury, Oswestry and Welshpool with more local amenities available at the near by villages of Four Crosses and Llansantffraid.

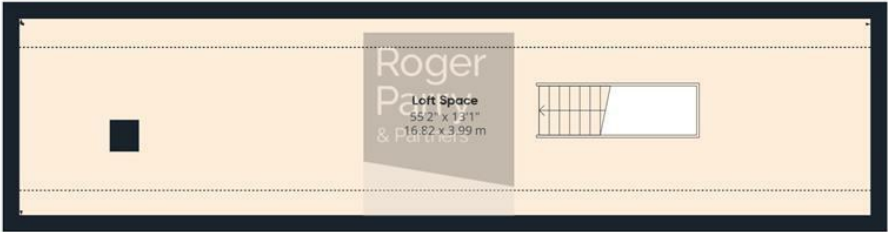




Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

2093 ft<sup>2</sup>  
194.5 m<sup>2</sup>

Reduced headroom

203 ft<sup>2</sup>  
18.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Feature large entrance porch**

With lighting point,, uPVC panelled and glazed front door with matching side screen to:

**Entrance Hall**

With radiator, feature ceramic tiled flooring, panelling to walls, central light point, double power point, and telephone point. Glazed and panel door to:

**Living Room**

18 x 13'10 (5.49m x 4.22m)

With varnished wooden floor, two radiators, log burner set to original chimney breast with raised quarry tiled hearth, central light point, ample power points, and TV aerial socket. Wood effect uPVC double French doors leading to side patio overlooking gardens with elevated views of surrounding countryside. Further large matching box bay window also enjoying amazing, elevated views over surrounding hills and countryside. Entrance hall leads to:

**Large Inner Hallway**

With matching feature tiled flooring and panelling to walls, central light point, central heating timing controls. Inner hallway gives access to:

**Kitchen/Dining Room**

24'1 x 10'10 (7.34m x 3.30m)

Fitted with range of contemporary units comprising 1 1/2 bowl composite sink unit set into laminate work surface to one wall with further section Peninsula work surface/breakfast bar with extensive range of cupboards and drawers under. Built-in dishwasher, built-in electric ceramic induction hob with glazed and stainless steel extractor hood above. Built-in double oven set into housing with cupboards above and below with built-in fridge freezer alongside and further full length larder unit alongside. Feature circular fronted wall unit set to one corner. Central island unit with further range of cupboards under and wooden worktop. Ceramic tiled flooring, three radiators, range of recessed spotlights with further lighting over island unit. TV aerial socket, three wood effect uPVC windows to the front, enjoying outstanding elevated views over surrounding fields and countryside. Kitchen/ Diner gives access to:

**Garage**

15'6 x 11 (4.72m x 3.35m)

With electrically operated roller doors, concrete floor, power and lighting points, wood effect uPVC window to the side. Garage gives access to:

**Laundry Room**

11'1 x 6'1 (3.38m x 1.85m)

Fitted with range of units comprising stainless steel sink unit with laminate work surfaces and base unit under, space and plumbing set for washing machine and tumble dryer. Further extensive range of eye-level cupboards, ceramic tiled flooring, radiator, power and lighting points. Glazed and panel service door to the rear. Utility gives access to:

**Cloakroom and WC**

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

With vanity wash hand basin with tiled splash above and storage cupboard under, ceramic tiled flooring, central light point, radiator, wood effect uPVC, opaque glass window to the rear. From inner hallway door:

**Bedroom One**

10'4 x 12'11 (3.15m x 3.94m)

With radiator, power and lighting points, extensive range of built-in wardrobes with sliding doors providing hanging rail and shelving, wood effect uPVC double glazed window to the side overlooking gardens.

**Bedroom Two**

10'11 x 7'8 (3.33m x 2.34m)

With radiator, power and lighting points, built-in wardrobe/airing cupboard enclosing hot water cylinder with further hanging space alongside, uPVC wood effect double glazed window to the rear.

**Family Bathroom**

9'7 x 7'5 (2.92m x 2.26m)

Fitted with modern white suite comprising panelled bath, separate fully tiled shower cubicle with sliding glazed door and double head. Vanity wash hand basin with range of drawers under and WC. Fully tiled to all walls, ceramic tiled flooring, central light point, extractor fan, tiled sill to wood effect uPVC double glazed opaque glass window. From inner hallway glazed and wooden door leads to:

**Secondary Hallway**

With staircase leading to first floor with built-in under stairs storage cupboard, radiator, central light point. Secondary hallway also gives access to:

**Bedroom Three**

11'5 x 6'2 (3.48m x 1.88m)

With radiator, power and lighting points, coving to ceiling, uPVC wood effect double glazed window to the rear. From secondary hallway staircase leads to:

**Very Large Open Loft Room**

55'2 x 13'1 (16.81m x 3.99m)

With two radiators, power and lighting points, three double glazed skylights to the rear. This room offers extensive potential to provide further accommodation for at least two further bedrooms and bathroom.

**Outside Front**

The property is approached through double wooden gates with pillars set to either side leading onto large gravel driveway providing excellent off-road parking and giving access to the garage. Further gravel hardstanding situated to the side of the property providing more parking. The driveway continues on giving access to an extensive range of outbuildings comprising:

**Steel Framed Open Fronted General Purpose Building**

With concrete floor and lighting, adjoining steel framed lean.

**Timber Constructed Stable Block**

Incorporating two stables and tack room with power and lighting and paved and gravelled forecourt. Gravel and concrete driveway gives access to adjoining paddocks.

**Paddocks**

The paddocks and gardens extend to approximately 3.8 acres in total or thereabouts and are presently fenced into four separate paddocks, which border the property on two sides.

**Gardens**

Front gardens are laid to lawns with lovely sitting area adjacent to the property enjoying outstanding elevated views over surrounding countryside. Further lawned area set to the one side with patio area accessed from the sitting room. Rear gardens laid to large paved patio extending across the whole width of the property with retaining wall and small raised lawned area above. The property is enclosed by a variety of fencing and hedges. All boundaries are in the ownership of the property.

**Agents Notes**

The property is a registered small holding, Holding Number 521050011. If you require finance for the purchase of the property, please inform your broker/lender of this information.

**General Notes**

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#### TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electricity and water services are connected. Drainage is via a private system (septic tank). The property has the benefit of air source heating. We understand the Broadband Download Speed is: Basic 3 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoors, variable in home We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contract enquires.

#### 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.

#### DIRECTIONS

What3Words: boxer.ambient.guidebook

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**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 Council

**Council Tax Band:** F

**EPC Rating:** B

**Tenure:** Freehold

**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:**

From Shrewsbury take the A458 Welshpool Road at Ford turn right and continue on through the villages of Alberbury and Llandrinio. On reaching Four Crosses, take the road to Llansantffraid. Continue over the Canal bridge taking the first turning left sign posted Deytheur. Continue up the lane for approximately a mile and the property is situated on the right hand side indicated by the for sale sign. What3words : boxer.ambient.guidebook

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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 to 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 should 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 been 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.