





Tynllwyn Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BZ
Offers In The Region Of £575,000

Tynllwyn is a unique and versatile property which includes a five bedroom detached character cottage, a converted stable providing three bedrooms and living accommodation, set within approximately 1.5 acres of ground in an elevated position capturing beautiful open countryside views. The current owner lives at the property and also runs a successful holiday let from it. The property is situated just outside the village of Llanrhaeadr Ym Mochnant towards the famous Pistyll Rhaeadr Waterfall, one of the Seven Wonders of Wales in the stunning Tanat Valley. Viewings are highly recommended to appreciate what this property really has to offer.





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



LOCATION

Tynllwyn is on a picturesque hillside above the village of Llanrhaeadr ym Mochnant. This pretty Welsh village lies close to Snowdonia National Park and the beautiful Berwyn Mountains. It is home to the stunning Pistyll Rhaeadr waterfall (one of the seven wonders of Wales) and close to Lakes Vyrnwy and Bala. It offers a good selection of local amenities, including a butcher, post office, café, 2 grocery stores, newsagent, and doctor's surgeries, a cashpoint, two popular pubs with food, chapel and the Norman church of Saint Dogfan. There are very good local state schools, a primary in the village and secondary schools in Llanfyllin and Oswestry, together with a wide range of noteworthy independent schools including Oswestry School, Moreton Hall, Shrewsbury High School and Shrewsbury School.

ACCESS

The house is accessed via a part private and part council owned driveway from the main road which runs for approximately half a mile to the property. On the drive up to the house there is a large metal shed which is included with Tynllwyn.

MAIN HOUSE**ENTRANCE HALL**

9'4 x 8 (2.84m x 2.44m)

Outbuilt porch with wood and glazed door into the entrance hall.

The hall has a useful understairs storage cupboard, stairs rising to the first floor, radiator, wood flooring, door through to the utility and part glazed doors to the lounge and kitchen.

UTILITY

7 x 7'11 (2.13m x 2.41m)

Modern fitted wall and base units, with Belfast sink below window to the rear. Void and plumbing for appliances, ceiling light, extractor fan, LED lighting and wood effect tiled flooring.

LIVING ROOM

16'4 x 13'3 (4.98m x 4.04m)

Light and airy room with windows to the front and rear elevations and double doors opening onto the patio entertainment area. Wood effect flooring, ceiling light, beam and radiator.

KITCHEN/ DINER

15'3 x 10'4 (4.65m x 3.15m)

Farmhouse style kitchen with a range of base, wall and display units, one and a half bowl sink, radiator, inglenook fireplace with large beam over and original bread oven, Oil fired AGA, tiled flooring, windows to the front and rear with deep sills, beamed ceiling, steps up to the hall and doors to the lounge and bathroom.

LOUNGE

13'6 x 12'3 (4.11m x 3.73m)

Beautiful characterful room having a window to the front with deep sill overlooking the front garden and land beyond, attractive feature stone fireplace with slate hearth and brick arch over and cast iron multi fuel stove, original slate flooring, beamed ceiling, radiator, wall lights and door leading out to the front garden.

PANTRY

4'2 x 6'7 (1.27m x 2.01m)

Having tiled flooring, shelving and a door leading to the downstairs bathroom.

BATHROOM

9 x 6'8 (2.74m x 2.03m)

Fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath. There is also a separate shower tray, window to the front, tiled floor and beamed ceiling.

FIRST FLOOR**LANDING**

Providing loft access, window to the side overlooking the fields, radiator, doors to the bedrooms and step down to the large office/ playroom area.

BEDROOM ONE

13'6 x 10'1 (4.11m x 3.07m)

Window to the side overlooking the fields, feature fireplace, wood flooring and radiator.

BEDROOM TWO

Enjoying views over the surrounding countryside. The attractive bedroom features a decorative fireplace, exposed stonework to the walls, radiator and wood flooring.

PLAYROOM/OFFICE

10'5 x 17'2 (3.18m x 5.23m)

Currently used as an additional bedroom for holiday guests. With beamed ceiling, window to the front, feature fireplace and radiator. This space would make an ideal playroom/ study area and leads to bedrooms one and two.

BEDROOM THREE

9'1 x 8 (2.77m x 2.44m)

With window to the front and side elevation, ceiling light and radiator.

BEDROOM FOUR

9 x 8'5 (2.74m x 2.57m)

With window to the side and Velux to the rear, radiator and ceiling light.

BEDROOM FIVE

7'11 x 8'6 (2.41m x 2.59m)

Window to the rear, ceiling light and radiator.

SHOWER ROOM

5 x 8'6 (1.52m x 2.59m)

Modern suite comprising enclosed shower cubicle, vanity unit with WC and wash hand basin. Part tiled walls, Velux window and ceiling light.

EXTERNAL

The main house has a parking area and turning point to one side. Patio entertainment area with covered hot tub, and walking to the front garden. The front garden has a BBQ and dining area, with steps leading down to the lawn. There is a further wild garden, sloped, leading down to the river.

CONVERTED STABLES

Please contact the estate agents in regards to the stables prior to booking a viewing.

Porch with storage area and door leading into;

OPEN PLAN KITCHEN/DINER/LIVING ROOM

14'4 x 18'4 (4.37m x 5.59m)

A beautiful modern fitted kitchen with wall and base units and work surfaces over. Inset sink with mixer tap and drainer, integrated dishwasher, four ring hob with extractor hood over, microwave and double oven. Tiled flooring with lounge and dining area and exposed wood burner. Windows to the front elevation and doors off too further accommodation.

LOUNGE/SUNROOM

37'8 x 7'3 (11.48m x 2.21m)

Further lounge with multifuel burner, with windows and double doors to the rear overlooking the garden and open fields beyond. Kitchenette area, wood effect flooring, electric radiator and exposed stone walls.

BEDROOM ONE

9'10 x 8'8 (3.00m x 2.64m)

Double room with built in wardrobe, window, electric radiator and ceiling light.

UTILITY

6'6 x 7'9 (1.98m x 2.36m)

With built in storage cupboard, tiled flooring, work surfaces with space below for appliances, and inset sink with mixer tap.

SHOWER ROOM

5'11 x 6'8 (1.80m x 2.03m)

White suite comprising enclosed shower cubicle, low level WC and vanity unit with wash hand basin. built in shelving, heated towel rail and ceiling light.

BEDROOM TWO

12'6 x 13'7 (3.81m x 4.14m)

Double room with separate access, window and door to the front, wood effect flooring and ceiling light.

BEDROOM THREE

12'5 x 12'9 (3.78m x 3.89m)

Double room with window and door to the front, ceiling light and wood effect flooring. Door into;

ENSUITE

5'1 x 5'6 (1.55m x 1.68m)

Enclosed shower cubicle, low level WC and wash hand basin.

EXTERNAL

The old stables is separate off from the main house, with its own parking area and gardens.

To the front is a parking area and a lawn garden with stream running through. To the side is a further lawn area with open summer house, a perfect place to enjoy the peace and quiet of the open countryside. A pebble pathway leads round the back of the property to a large covered log store.

FIELD

The field is enclosed by hedge and fencings and borders the river at the bottom, there is a polytunnel, garage/work shop and vegetables plots at the bottom. The remainder of the field is slightly sloped.

Agent Note**TENURE**

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

SERVICES

We are advised that mains electric. Private spring water supply with a professional filtration system fitted, and sewerage treatment plant. The main property has a septic tank while the Barns have a separate treatment plant. The vendor has informed us they get 900 MBPS internet speed and 5G with EE. Mobile Service: Likely. 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-contact 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.

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.

NOTE

The owners would be negotiable on leaving items of furniture and appliances if the buyers wished by sepreate negotiation.



Local Authority: Powys

Council Tax Band: F

EPC Rating:

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 Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village of Llanrhaeadr proceed through the Village Centre passing the Spar on your right. Turn right just before the Greatorex shop onto Waterfall Road and proceed for 2.3 miles along this road. The road leading to Tynllwyn will be seen on the left hand side. Proceed along this driveway which has a stone wall either side, you will go over a small bridge and through a gate. Proceed further uphill up the track through another gate, and then Tynllwyn will be seen ahead of you. Please note that the road has restricted width of 2.1 metres and is not suitable for wide vehicles.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners



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 a 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.