





**The Annexe at the Old Vicarage Penybontfawr, SY10 0NT
Offers In The Region Of £335,000**

A charming detached stone Grade II Listed former coach house situated on the outskirts of the village of Penybontfawr. Benefitting the most beautiful countryside views, no onward chain and spacious accommodation. In brief the accommodation affords large kitchen/dining room, living room, study/play room, ground floor wet room, two double bedrooms and further bathroom. The principle bedroom offers a decked balcony to enjoy the views. The property has the benefit of oil fired central heating, off road parking to the front, large timber garden store/workshop and cottage gardens situated to the side.



LOCATION

The property is located in the village of Penybontfawr. This popular residential village is situated in idyllic countryside in the Tanat Valley at the base of the Berwyn Mountains which is renowned for its walks, outdoor pursuits and dramatic scenery. The village has a well stocked shop/post office, church, chapel, primary school and public house.

PORCH

7'7 x 3'5 (2.31m x 1.04m)

Stone outbuilt porch with wood and glazed windows surround, slate flooring, wood and glazed door into;

KITCHEN/ BREAKFAST ROOM

16'7 x 14'8 (5.05m x 4.47m)

Newly fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral double oven and hob, and dishwasher. Void for fridge/freezer and washing machine. Triple aspect with window to the side, front and rear elevation making the most of the spectacular views. Wooden flooring, radiator, beams to ceiling, light and stairs to first floor. Door into living room and wet room.

WET ROOM

7 x 4'5 (2.13m x 1.35m)

With low level WC, wash hand basin, shower, heated towel rail, ceiling light and window to the side.

LIVING ROOM

15'7 x 14'9 (4.75m x 4.50m)

A beautiful room with feature inglenook stone and brick built fireplace with log burner inset, radiator, a wealth of exposed ceiling and wall timbers, window to the front and rear, door onto the driveway and into the snug.

SNUG

10'2 x 7'1 (3.10m x 2.16m)

Part vaulted ceiling, door opening onto the rear garden, ceiling light, wood flooring and radiator.

FIRST FLOOR**BEDROOM ONE**

15'7 x 15'05 (4.75m x 4.70m)

A stunning room with double glazed dormer window to the rear enjoying lovely open outlooks over fields and countryside, French door to the side giving access to the balcony, exposed purlins, radiator and ceiling light. Some restricted headroom.

BEDROOM TWO

12'6 x 9 (3.81m x 2.74m)

With some restricted headroom. Exposed purlins, built-in storage area, deep sill to double glazed window to the side, further large window to the rear enjoying lovely open outlooks over fields and countryside, radiator and ceiling light.

BATHROOM

6'9 x 5'9 (2.06m x 1.75m)

Fitted with panel bath and shower attachment, low level WC and wash hand basin. Window to the front, part panelled walls, ceiling light and radiator.

EXTERNAL**WORKSHOP**

16 x 8 (4.88m x 2.44m)

With window to the side, lighting, service door gives access to gardens and double opening doors onto the parking area.

FRONT

From the council maintained road a private lane gives access through wooden gates leading onto gravel forecourt giving off road parking with outside light. Door gives access to boiler house enclosing oil fired boiler supplying domestic hot water and central heating.

GARDENS

These are situated to the side of the property, laid to gravelled paths and flower beds, BBQ area for entertaining, picturesque views over open fields and enclosed by a variety of stone walling and wooden fencing.

Please note the rear photo - the lawn area is part of the church grounds. The Church have a right of access through the silver gate.

GENERAL NOTES

* There is a covenant on the property for no business use and that it is to be used as a residential dwelling. Also - that the property can not be extended or altered without the permission of The Vicarage owners.

Due to a mains water pipe flooding in the village approximately three years ago, The Coach house has undergone a programme of improvements and renovations to include new kitchen, new electrics, new plastering, new flooring, new flat roof and a new boiler fitted 4 years ago.

The owner is happy to negotiate separately any furniture that may be required.

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 and water. Septic tank drainage and oil central heating. We understand the Broadband Download Speed is: Standard 21 Mbps & Superfast 80 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

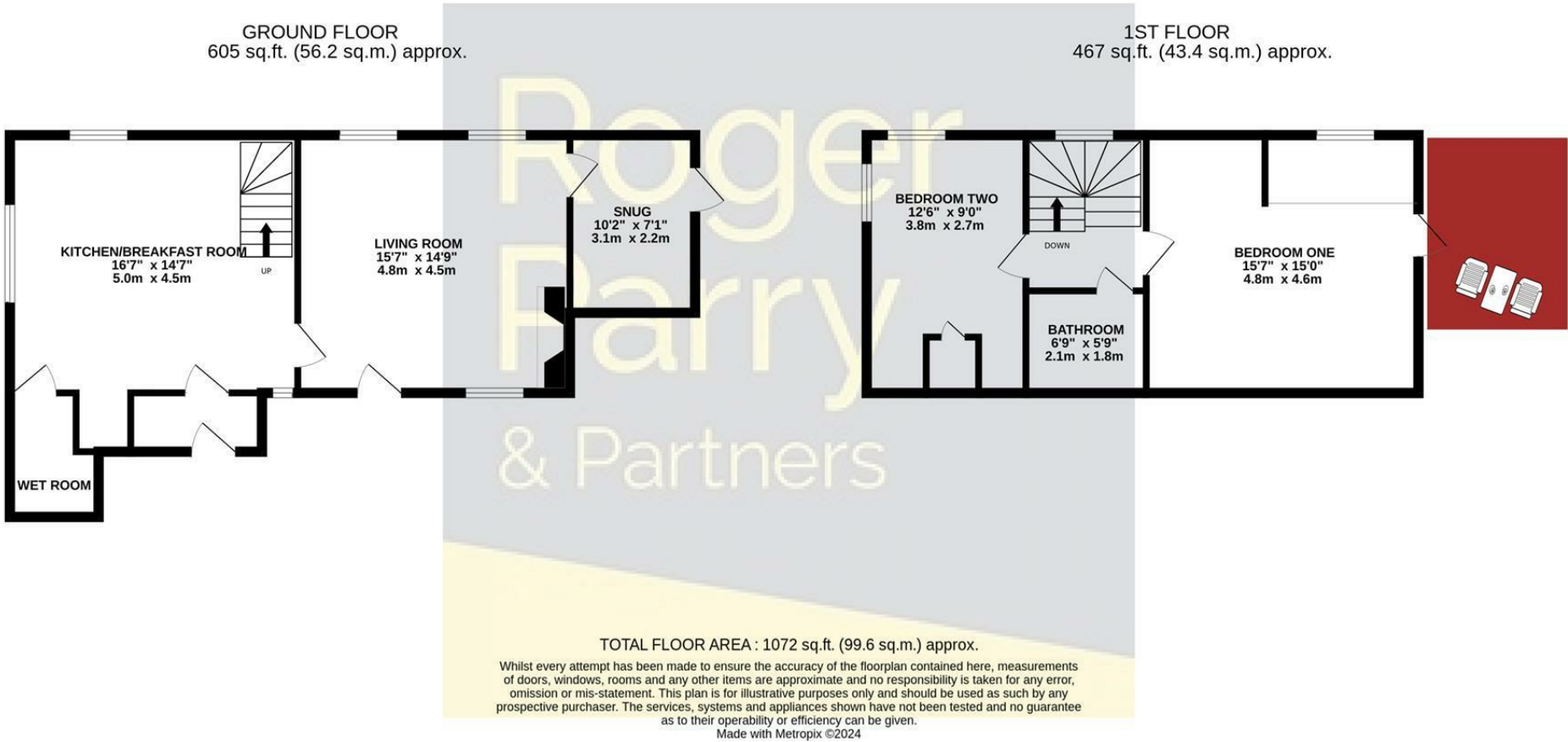
We understand the council tax band is with Powys county cancel and currently on business rates. We would recommend this is confirmed during pre-contact enquires.

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.

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



Local Authority: Powys County Council

Council Tax Band: business Rates

EPC Rating: To be confirmed

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 to Llynclys. Turn right at the crossroads and continue through Llangedwyn, taking the left turning signposted Penybontfawr and Bala and continue for approximately three miles. Turn right at the junction for Penybontfawr and continue on through the village, past the church and turn onto the small lane on the right. The property is situated to the rear of The Former Vicarage.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



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.