





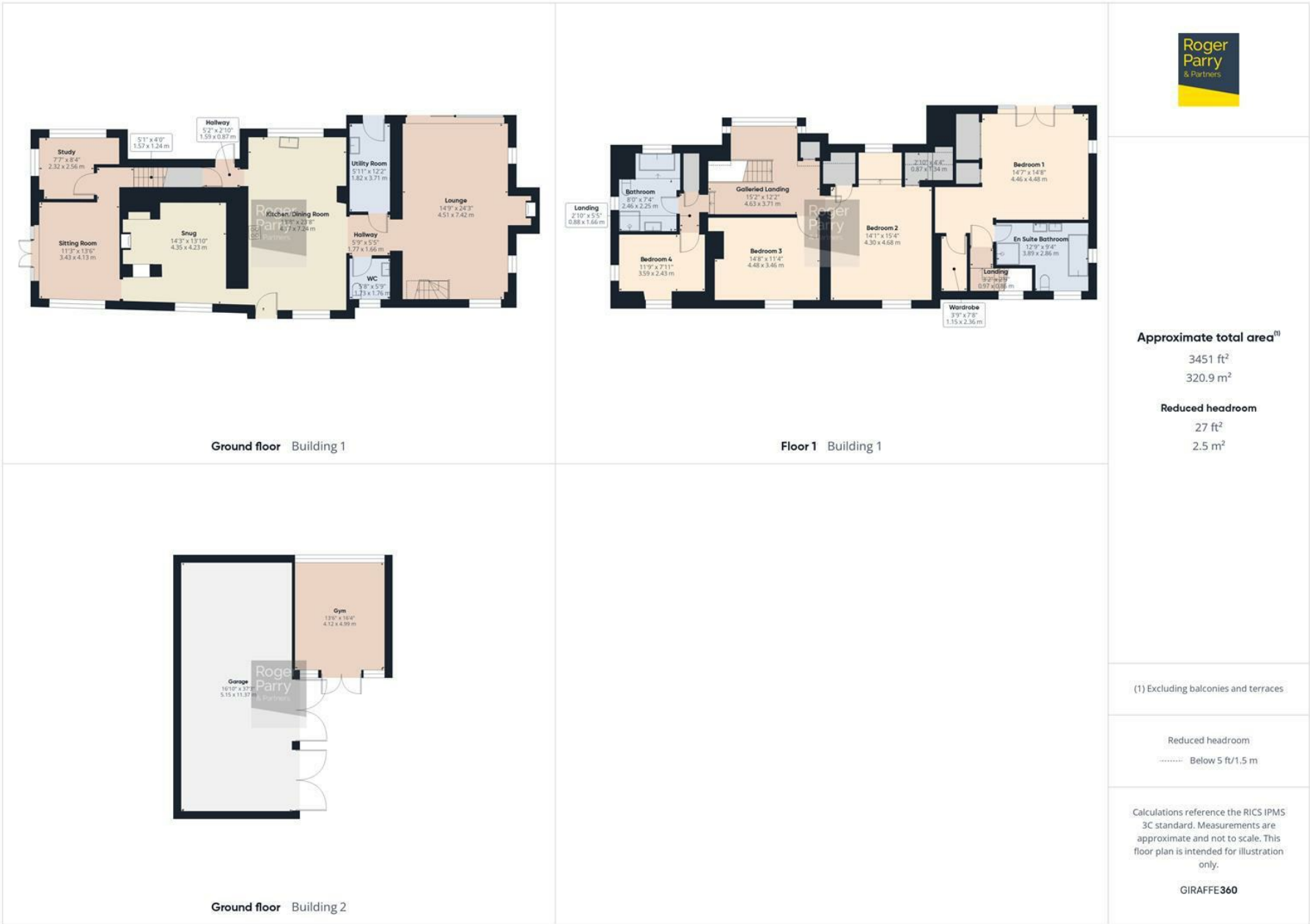
Ceunant, Llanfair Caereinion, Welshpool, SY21 0DG
£675,000

Nestled on approximately one acre, this stunning four-bedroom detached house boasts breathtaking panoramic views. Featuring four reception rooms, two bathrooms, a double garage, and a gym/games room. Early viewing is highly recommended!





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



Ceunant is a magnificent country residence offering the ultimate blend of character, charm, and modern luxury. Nestled in a secluded setting amidst rolling countryside, this extensively renovated four-bedroom home boasts breathtaking panoramic views. Step inside and discover a seamless fusion of old and new. Original exposed beams and an impressive inglenook fireplace, while modern amenities like underfloor heating and high-end fittings ensure contemporary comfort. This immaculately presented property offers spacious and thoughtfully designed accommodation perfect for family living. The layout comprises a welcoming storm porch, a stunning kitchen/dining room, a practical utility room, a cloakroom, a comfortable lounge, a cozy snug, a formal dining/family room, a dedicated study, and a relaxing veranda. Ascend to the galleried landing, bathed in natural light from a picture window, and you'll find four generously sized double bedrooms, including a master suite with an en-suite bathroom and walk-in wardrobe, as well as a well-appointed family bathroom. Outside, the wrap-around gardens extend to approximately 1.1 acres. Enjoy lush lawns, mature trees, a charming cottage garden complete with a polytunnel and raised beds, ornamental shrubs, climbing plants, and abundant fruit bushes. Several al fresco dining areas provide idyllic spots to soak up the scenery, while the patio is bordered by beautifully stocked beds filled with shrubs and roses. A large, detached building offers ample parking space, as well as a garage, workshop, gym/games room, and woodstore. This versatile building presents excellent potential for conversion into an annexe, subject to the necessary planning consents. Located in a peaceful, rural setting, Ceunant is conveniently situated just 2.5 miles from the charming town of Llanfair Caereinion, offering a range of amenities including shops, a post office, primary and high school (with a school mini-bus stop at the end of the drive), a leisure centre, pubs, hair salons, doctors/pharmacy, a dentist, a petrol station, take-away restaurants, and even a steam railway station with tea rooms! The larger towns of Welshpool and Newtown are also within easy reach (approximately 9 miles), while Shrewsbury lies just 30 miles to the east. providing a more comprehensive selection of amenities. For those seeking seaside adventures, the popular destination of Aberdovey is approximately 43 miles to the west.

STORM PORCH

With views over the gardens and an oak bench. Composite front door to:

KITCHEN/DINING ROOM

Fitted with an extensive range of modern base cupboards and drawers with wooden work surfaces over, matching eye level cupboards with lighting under, stainless steel Franke sink and drainer with mixer tap, Italian porcelain wall tiles, a range of integrated appliances: 'Siemens' five ring gas hob with extractor over, oven with provision for warming drawer, dishwasher, fridge, space for microwave. Storage cupboard with manifold for downstairs under floor heating, 'LVT by artist' flooring, dual aspect with windows to the front and rear with stunning far reaching views of distant countryside, exposed beams and door to:

VERANDA

With power and lighting and enjoying countryside views.

UTILITY / BOOT ROOM

Fitted cupboards with work surface over, stainless steel sink with mixer tap, part tiled splashbacks, plumbing and space for washing machine and further appliance space, tiled floor, Worcester central heating boiler and door to the rear gardens.

CLOAKROOM

With low level WC, vanity wash basin with 'Grohe' tap and drawers below, tiled walls and floor and window to the front.

LOUNGE

Triple aspect with superb far reaching countryside views, fireplace with inset wood-burning stove and tiled hearth, 5 amp circuit plugs controlled from main wall switch, wiring for 5.1 surround sound, satellite connection. Stairs to master suite with picture window.

SNUG

Feature Inglenook fireplace with tiled hearth, wood beam and wood burning stove, window overlooking the front gardens with a window seat.

SITTING ROOM

Dual aspect with window to the front and French doors to the side enjoying views over the gardens and 'LVT by artist' flooring. Door to hallway with staircase to the first floor and door to:

STUDY

Dual aspect with stunning far reaching views and 2 further Velux windows, 'LVT by artist', cat six network cabling cabinet for CCTV (and potential to extend 'Smart' capabilities).

GALLERIED LANDING

Picture window with magnificent far reaching countryside views, bespoke curtains, seating area, loft access and 2 storage cupboards.

BEDROOM ONE

Juliette double doors and window to the side with stunning countryside views, high ceiling, built in double cupboard and cupboard (can connect to bedroom 2). DRESSING AREA - with shaver charging sockets, Velux window and door to: WALK IN WARDROBE.

EN-SUITE BATHROOM

Low level W.C., twin wash basins with 'Grohe' taps and storage drawers below, walk-in shower cubicle with twin heads, free standing bath with mixer tap and shower attachment, tiled floor, extractor fan, heated towel rail, provision for electric mirror and windows to the front and side.

BEDROOM TWO

Dual aspect with far-reaching views, exposed beams, high ceiling, storage cupboard with water cylinder and manifold for first floor heating, walk in cupboard (can connect to bedroom 1).

BEDROOM THREE

Window overlooking the front gardens.

BEDROOM FOUR

Dual aspect with windows overlooking the gardens towards distant countryside.

FAMILY BATHROOM

Low level WC, vanity wash basin with 'Grohe' tap and drawers below, shower cubicle with wall mounted 'Grohe' shower, free standing bath with central mixer tap and shower attachment, dual aspect with stunning far reaching views, heated towel rail, tiled floor and extractor fan.

GARAGE / WORKSHOP

The double garage has twin double doors, electric and lighting, space for a number of vehicles as well as a large workshop to the end. There is ample storage space above the garage.

GYM/GAMES ROOM

Dual aspect double glazed windows with garden views, lighting and electric. There is a lean to wood store to the side.

OUTSIDE

The site extends to about 1.1 acres in all. There is gated access onto a large gravelled parking and turning space, leading to the garage block. The extensive grounds include a 90 square meter patio with a sleeper-walled flower border, a selection of fruit trees and bushes, a campfire cooking area, mature trees, raised beds and polytunnel. There are also gravelled seating areas providing plenty of space for al fresco dining. The original pig sty building provides additional storage space/ potting shed. There is provision for outside lighting in parts of the garden and wiring for a jacuzzi. The house has been adapted to run on an external generator (if needed).

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that there is mains electric, water and septic tank drainage. Oil central heating. Upgraded Wiring for house to run on generator. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Vendors have advised selling agent that the speed is around 30mb.

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquiries.

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.

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.



Local Authority: Powys County Council

EPC Rating: D

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 Llanfair Caereinion take the Gibbett Road/B4389 up the hill for 1 mile, then turn left at cross roads. After 0.3 miles take first right. Follow this lane for 0.8 miles then turn right onto driveway (Tan y Dderwen Luxury Glamping on the right), passing the farmyard on your left, and the house is visible ahead. What 3 words –
Shrimps.slogans.chosen

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.