



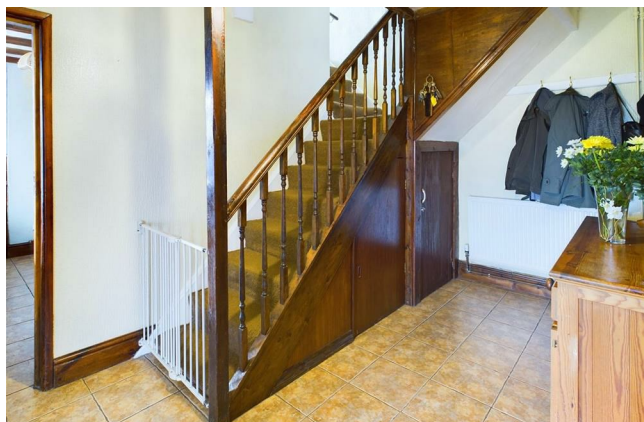




Pen Y Lan, Llanfair Caereinion, Welshpool, SY21 0DQ  
£375,000

A 4 bedroom, 4 reception detached house with flexible accommodation and enjoying far reaching countryside views. Approx 0.77 acres (0.311 hectares) with 3 bay garage and large outbuilding.





**DESCRIPTION**

This 4 bedroom split level house was built in 1890 and has 4 reception rooms and offers flexible accommodation over 3 levels. Approached via an unmade track the property enjoys far reaching countryside views but is within easy reach of the popular town of Llanfair Caereinion as well as Welshpool and Newtown. Having approx 0.77 acres (0.311 hectares) which are laid to lawns, 3 bay garage and large outbuilding. An early viewing is recommended in order to fully appreciate all that this property has to offer,

**ENTRANCE**

Composite front door to:

**ENTRANCE PORCH**

Tiled floor, radiator, window to rear and door to:

**ENTRANCE HALLWAY**

Tiled floor, radiator, exposed beams, staircase to the first floor with cupboard under and doors to the sitting room and kitchen.

**SITTING ROOM**

Tiled floor, radiator, exposed beams, built in cupboards and display shelving, multi fuel range providing heating to 2 radiators and a window to the rear enjoying far reaching countryside views.

**KITCHEN**

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled walls, tiled floor, exposed beams, space for cooker, plumbing and space for dishwasher, radiator, window to the rear enjoying far reaching countryside views and door to:

**PANTRY**

Tiled floor, built in shelving, appliance space and window to the side.

**HALF LANDING**

With a sliding door to the living room and split staircase to both sides.

**LIVING ROOM**

Fireplace with inset log burner and display mantle and plinths, tiled floor, exposed beams, radiator, window to the front and door to reception room and:

**STUDY**

Tiled floor, radiator, exposed beams and window to the front.

**RECEPTION ROOM**

With door to the front porch. Dual aspect with windows to the front and side, feature fire with cast iron fire, display shelving, radiator, exposed beams and staircase to:

**BEDROOM 2**

Exposed wooden floorboards and beams, radiator, built in wardrobe and window to the side giving countryside views. Door to CLOAKROOM with low level W.C. and wall mounted wash hand basin with tiled splash back. Door to:

**ATTIC**

Radiator, exposed wooden floorboards water tank and window to the front.

**HALF LANDING**

Radiator, window to the side and short staircase to:

**BEDROOM 1**

With a fireplace, built in wardrobe, radiator, exposed beam and a window to the rear enjoying far reaching countryside views.

**BATHROOM**

White suite comprising low level W.C., pedestal wash hand basin, panel bath and separate shower cubicle with Triton shower, fully tiled walls and floor and a window to the rear aspect.

**HALF LANDING**

Radiator, window to the side and short staircase to bedroom 4.

**BEDROOM 3**

Radiator and a window to the rear with far reaching countryside views.

**BEDROOM 4**

Dual aspect with windows to front and side, radiator and built in cupboard. (Sloping ceiling)

**OUTSIDE****SUN ROOM**

With door to front and enjoying far reaching countryside views.

**UTILITY**

Accessed from the outside with a low level W.C., pedestal wash hand basin, plumbing and space for washing machine and further appliance space.

**FRONT**

Gate and path to the front porch. Laid to gravel with flower and shrub beds. Outside light.

**REAR**

Gate and path to the entrance porch, patio area enjoying far reaching countryside views, outside tap and light.

**DRIVEWAY AND 3 DOOR GARAGE**

Sloping driveway leading to the 3 door garage with power and light and 2 windows to the rear. Inspection pit. Power and light. Storage shed. Wood store attached to the house.

**GROUND**

The grounds extend to approx 0.77 acre (0.311 hectares) and are laid to 3 sections all of which are laid to lawn. Bounded by stock fencing. There are a number of outbuildings including: a greenhouse, garden sheds, and a covered seating area. There is a large corrugate outbuilding with a driveway and gate to the track and power and light.

**GENERAL NOTES****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 are connected. Central heating via air source heat pump and 2 radiators via solid fuel Rayburn. Solar panels. Septic tank. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps. Mobile Service: Likely

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 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.

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

 <p>Ground floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Floor 2 Building 1</p>	 <p>Ground floor Building 2</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>3032.95 ft<sup>2</sup> 281.77 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>105.09 ft<sup>2</sup> 9.76 m<sup>2</sup></p>
 <p>Ground floor Building 3</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p><b>GIRAFFE360</b></p>

**Local Authority:** Powys County Council

**Council Tax Band:** G

**EPC Rating:** D

**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:**

What3words: mull. sparrows. spurned From our Welshpool Office leave on the A458 for Llanfair Caereinion. On reaching Llanfair Caereinion turn left over the river bridge onto Bridge Street and bear right into High Street, turning left into Watergate Street. Continue for approx 1.5 miles passing over the crossroads, as you go down the hill there is a concrete pull in on the left hand side, turn left here over the cattle grid and the property can be found a short distance on the right hand side.

### **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 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.