



ENERGY PERFORMANCE RATING

In accordance with Government legislation this property has had an Energy Performance Certificate produced, the resulting ratings are as follows:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																			
Current	Potential	Current	Potential																		
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England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>																			



IMPORTANT NOTICE

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VIEW COTTAGE, LLANYMYNECH

POWYS, SY22 6JZ

£270,000

This cottage benefits from magnificent views over the English/Welsh borderland to The Breidden Hills and across to the Shropshire Plain. Nestled on the side on Llanymynech Hill this property is a walkers dream with many routes and trails across unspoilt countryside, Offas Dyke or Montgomery Canal. The property would also appeal to garden enthusiasts as the cottage sits in 0.65 of an acre of gardens yet is only a short drive to the towns of Oswestry or Welshpool. Dating back to the 17th Century this cottage offers two reception rooms and three double bedrooms.

View Cottage Llanymynech

DESCRIPTION

This cottage benefits from magnificent views over the English/Welsh borderland to The Breidden Hills and across to the Shropshire Plain. Nestled on the side on Llanymynech Hill this property is a walkers dream with many routes and trails across unspoilt countryside, Offas Dyke or Montgomery Canal. The property would also appeal to garden enthusiasts as the cottage sits in 0.65 of an acre of gardens yet is only a short drive to the towns of Oswestry or Welshpool. Dating back to the 17th Century this cottage offers two reception rooms and three double bedrooms.

SITUATION

Llanymynech is situated on the A483 and enjoys village shop / Post Office, Church, 3 Public Houses, Primary School, Golf Course and Heritage area. The area is renowned for its country walks and unspoilt countryside. The A483 gives easy access to Mid Wales including Welshpool & Newtown and is within 4 miles of the A5 trunk road which gives access to Wrexham, Chester and the North West and Shrewsbury, Telford and the Midlands to the South.

DIRECTIONS

From Oswestry take the A483 towards Llanymynech, proceed through Llynclys and through Pant, just before entering into Llanymynech turn right signposted 'Penyfoel'. Proceed on this lane whereby our for sale board will be viewed to your right hand side.

The accommodation in more detail provides:

UPVC double glazed French doors leading into:

ENTRANCE LOBBY

With UPVC double glazed window to side elevation, tiled floor, exposed random stone wall, opening through to kitchen / dining room.

UTILITY ROOM

4'11" x 6'4" (1.49m x 1.94m)

With UPVC double glazed windows to front and side elevations, the front elevation enjoys unspoilt open countryside views and to the Breidden Hills and The Shropshire Plain, power and light points, worktop area with space and plumbing for automatic washing machine and space for tumble drier beneath, tiled floor, power and light points, UPVC double glazed window into kitchen providing natural light.

KITCHEN / DINING ROOM

13'5" (max) x 18'8" (max) (4.10m (max) x 5.68m (max))

Offering a comprehensive range of fitted solid oak base and wall units providing a good amount of cupboard storage and drawer space with granite worktops over, complimentary tiled splashbacks, Bosch oven with four ring Bosch hob over and extractor hood above, Belfast style classic sink with mixer tap over and cupboard under with groove drainer to side, granite upstands and granite sill, integrated fridge, integrated freezer, tiled floor, granite kickstands, two UPVC double glazed windows to side elevation, radiator, space for table, exposed beams to ceiling, feature Rayburn providing central heating and cooking needs with two hot plates and two ovens set within recess with beam over and display niches to side, tiled surround, light and power points, recessed pantry area providing further storage and shelving space.

SITTING ROOM

11'7" x 17'2" (3.53m x 5.24m)

(Being the oldest part of the property) With UPVC double glazed window to front elevation overlooking front garden and enjoying superb countryside views and to The Breidden Hills and The Shropshire Plain, two radiators, power and light points, staircase rising off to first floor landing, exposed timbers to ceiling, fireplace.

GARDEN ROOM / LOUNGE

12'0" x 20'6" (into inglenook) (3.66m x 6.24m (into inglenook))

With three sets of UPVC double glazed sliding patio doors to the front and side elevations taking advantage of the superb open countryside views and to The Breidden Hills and The Shropshire Plain in the distance, light and power points, exposed random stone wall, inglenook area housing a multi-fuel burner on a tiled hearth, UPVC double glazed window to side elevation.

Via staircase from sitting room to first floor landing.

FIRST FLOOR LANDING

With two entrance hatches to the attic area, two UPVC obscure double glazed windows to the rear elevation, recessed airing cupboard housing hot water tank and with useful linen shelving, walk in wardrobe with louvre doors providing further storage space, light and power points, radiator.

BEDROOM ONE

11'5" x 17'0" (into dormer) (3.49m x 5.19m (into dormer))

With UPVC double glazed dormer window to front elevation taking advantage of the superb open countryside views, radiator, power and light points, downlighting to ceiling, UPVC double glazed French doors leading out to the balcony.

BALCONY

Taking advantage of the open countryside views.

BEDROOM TWO

11'8" x 10'11" (max) (3.56m x 3.34m (max))

With UPVC double glazed window to front elevation with deep sill taking advantage of the superb open countryside views, radiator, power and light points.

BEDROOM THREE

9'8" x 12'0" (2.94m x 3.66m)

With UPVC double glazed window to front elevation taking advantage of the superb open countryside views, radiator, power and light points, a range of fitted wardrobes incorporating two double wardrobes with cupboard over providing a good amount of hanging and storage space.

BATHROOM

Comprising a two piece suite in white with panelled bath with mixer tap and shower attachment over and mixer shower with sun shower head, fully tiled walls, tiled floor, corner pedestal wash hand basin, heated towel rail, UPVC double glazed window to side elevation with tiled sill, light point.

SEPARATE W.C.

Providing a two piece suite with wash hand basin and low flush WC, part tiled walls, tiled floor, obscure double glazed window to side elevation, light point.

PARKING

Is available to both sides of the property providing parking for five cars.

GARDENS AND GROUNDS

The gardens extend to 0.65 of an acre and are mainly laid to lawn with well planted herbaceous beds. The garden benefits from wonderful views of open countryside and are a major feature of the property. Three timber garden shed and a summerhouse are located within the grounds.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

COUNCIL TAX

Band 'E'.

PROPERTY TO SELL?

In the event that you do not have your property on the market, a member of Halls Estate Agents will be delighted to provide you with a no obligation pre-sales valuation. Should you require a pre-sales valuation please contact the Oswestry office and an appointment will be made free of charge.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

WEBSITE

Please note that all of our properties can be viewed on the following websites.

www.hallsestateagents.co.uk

www.rightmove.co.uk

www.vebra.com

www.globrix.com

www.zoopla.co.uk

www.primelocation.com

