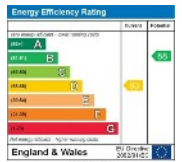


**PEN Y BRYN
PENNAL
SY20 9DT**

PRICE GUIDE £820,000 FREEHOLD



**Well presented 3 bedroom former farmhouse
3 reception rooms, and large kitchen/diner
2 en-suites & family bathroom
Situated in over 2 acres of woodland
With separate annexe**

This immaculately presented former farmhouse is situated ½ a mile from the village of Pennal in a rural setting with stunning views of the surrounding countryside. Comprising living room with inglenook fireplace, dining room with further open fireplace both with wood burners, this leading to the garden room with double doors to a large well fitted kitchen, utility, larder and cloakroom on the ground floor. With 3 double bedrooms, 2 en-suites, family bathroom and walk-in airing cupboard. Oil centrally heated, hardwood windows, oak flooring, skirtings and doors throughout.

The village of Pennal has a primary school and also the successful Riverside pub and restaurant. Plas Talgarth with its leisure facilities, restaurant and swimming pool is also within the village of Pennal. Machynlleth is approximately 3.5 miles and there you can access the mainline railway to Birmingham and Aberystwyth and also all major amenities including supermarket, dentist, doctor, leisure centre and high school. The coastal village of Aberdovey is only 6 miles away.

The property comprises storm porch and oak door to entrance lobby with slate floor.

LIVING ROOM 17'3 x 11'5

Window to front and side, inglenook fireplace with slate mantle, hearth and wood burning stove, beamed ceiling, oak floor.

DINING ROOM 17'3 x 11'2

Window to front, open fireplace with wood burning stove, beamed ceiling, oak floor, glazed double doors to;

GARDEN ROOM 20'9 x 8'2

Windows on 3 elevations, French doors to rear, 2 skylights, tiled floor, glazed double doors to;

KITCHEN 18'9 x 17'11

Windows to side and rear, grey gloss units, granite work top, integrated dishwasher and microwave, space for American style fridge freezer, Aga range cooker with calor gas hob, tiled floor. Door to;

UTILITY 14'8 x 7'8

Grey gloss units, granite work top, plumbed for washing machine, vented for drier, stainless steel Butlers sink, tiled floor, window to rear, access to walk-in larder with window.

BOOT ROOM

Door and window to rear, Worcester oil boiler located here, tiled floor.

CLOAKROOM

Window to side, w c, wash basin, tiled floor, consumer unit located here.

Off dining room bespoke oak staircase to

1ST FLOOR LANDING

Exposed slate feature wall with window to front, skylight, original oak floorboards and beams, access to walk-in airing cupboard with hot water cylinder, immersion heater and slatted shelving

MASTER BEDROOM 17'3 x 11'2

Window to front and side, original oak floor boards.

EN-SUITE

2 windows to side, skylight, roll top freestanding bath, w c, vanity wash basin, corner shower cubicle, part panelled walls.

BEDROOM 2 12'2 x 12'1

Window to front, original oak floor boards, walk-in wardrobe.

EN-SUITE

Window to side, vanity washbasin and w c, shower cubicle, part panelled walls.

BEDROOM 3 17'10 x 9'11

Window to side, French doors to rear oak artisan balcony-galvanised under the decked area, oak floorboards.

BATHROOM

Window to rear, P shaped bath with shower over and glass screen, w c, vanity wash basin, part panelled walls.

THE ANNEXE

This former barn has been renovated to include hardwood windows and doors, slate flooring downstairs, wood burner, open plan living room with further reception room beyond or potential ground floor second bedroom, well fitted galley kitchen with integrated appliances, oak stairs lead to the master bedroom and en-suite bathroom. With energy efficient electric central heating. This lends itself to separate office or studio or self contained living for staff or granny.

OPEN PLAN LIVING AREA 23'9 x 15'5

Windows and doors on 2 elevations, slate floor, wood burning stove, oak staircase, under stairs cupboard with consumer unit.

2ND RECEPTION ROOM 15'7 x 11'11

3 windows and door to rear, skylight, slate floor.

KITCHEN 12'7 x 5'1

Windows on 2 elevations, skylight, cream gloss units, granite work top, built-in oven and hob, integrated fridge freezer.

BEDROOM 24'2 x 15'6

2 skylights, oak floor.

EN-SUITE

Skylight, bath, w c, vanity wash basin, corner shower cubicle, part tiled walls.

OUTSIDE

The grounds extend to approximately 2 acres of natural and informal planting, woodland, pond with clay liner (drainage from the main house guttering is piped down to the pond, kitchen garden with raised beds at the side, enclosed terrace with Summerhouse and wood store, fruit bushes, greengage and plum trees, fenced orchard area with Welsh varieties of apples and pears.

Approached via a private driveway to ample parking for both the main house and annexe.

TENURE Freehold

ASSESSMENTS Band F

SERVICES Mains water, electricity, cesspit drainage, oil central heating.

VIEWING By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd. LL36 9AE. Tel: 01654 710 500. Email: info@welshpropertyservices.com





MONEY LAUNDERING REGULATIONS

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