

Llaethbwllch Barn, Llanfihangel, Llanfyllin, Powys, SY22 5JG

### TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained within these particulars of sale is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice, which may or may not be in force and also subject to any statutory provision or bye law, without obligation on the part of the vendor to specify.

### EASEMENTS AND RIGHTS OF WAY

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise

### VIEWINGS

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Fax :01938 554891. Email: welshpool@hallsgb.com

### WEBSITE

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

[www.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.agentsmutual.co.uk](http://www.agentsmutual.co.uk)



FOR SALE

Asking price £120,000

Llaethbwllch Barn, Llanfihangel,  
Llanfyllin, Powys, SY22 5JG

### Energy Performance Ratings

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls<sup>1845</sup>

01938 555 552

Welshpool office:

Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH  
E. [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



An interesting and attractive period agricultural barn set in a delightful rural location with generous garden, land and paddock with the benefit of full planning permission for conversion into a residential dwelling and all standing in 2.579 acres or thereabouts.

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Reception  
Room/s

Bedroom/s

Bath/Shower  
Room/s

- Attractive traditional barn
- Full Planning Permission for conversion to residential
- Beautiful Rural Position
- Paddock Land
- Attractive Views

## DESCRIPTION

Halls are delighted to offer Llaethbwllch Barn and paddock for sale by private treaty.

The barn comprises an ideal 2 storey structure on a prominent site and it lends itself well for conversion. It is accessed via a right of way over a private driveway which serves two other properties and some agricultural land.

The barn is located above its paddock which is adjoining and is located to the front and side.

The sale of Llaethbwllch Barn offers an exciting opportunity to create a highly desirable rural smallholding in a pleasant part of the Mid Wales countryside and the Agents strongly recommend an inspection.

## SITUATION

Llaethbwllch Barn is situated between Llanfihangel and Llanfyllin.

Llanfihangel is a pleasant rural village set in a most picturesque part of the beautiful Mid Wales countryside. The nearest town is that of Llanfyllin which lies 3 miles away. As well as the larger towns of Welshpool and Oswestry within a close proximity. Llanfyllin benefits from a Post Office, Convenience Store, Butchers, Florist, and Church, as well as a number of independent cafés and public houses. The town also has the benefit of Primary, secondary and sixth form education facilities and a newly built state of the art doctor and dentist surgery.

## THE DIRECTIONS

From Welshpool take the A490 road to Llanfyllin. Turn right just before Llanfyllin High School onto Bachie Road. Proceed up Bachie Road and bear right at the first junction. Continue to the next junction and turn left. Proceed for 2.1 miles and turn

right onto the drive. Proceed down the drive and the property is on the right.

## PLANNING

Full planning permission was granted on 22 October 2013 for "Conversion of existing agricultural building into residential dwelling (C3 use), installation of septic tank and engineering operations in connection with existing access and formation of new car parking area at Llaethbwllch, Llanfihangel, Llanfyllin".

The reference number for the application is P/2013/0850. A copy of the planning permission and plans are available for inspection at the Agents offices, or on Powys County Council website, if required.

The planning permission is valid for a period of 5 years from the date of grant.

## PROPOSED ACCOMMODATION

Ground Floor;  
Entrance Hall  
Living Room  
W.C.

Study  
Utility Room  
Kitchen/Dining Room  
First Floor;  
Landing  
Gallery  
Double Bedroom with en-suite  
Double Bedrooms with en-suite and dressing room

## OUTSIDE

Plans provide for a side carport.  
Two access driveways.  
Garden Area.  
Paddock Land.

## SERVICES

The purchaser will be required to install his/her own borehole supply.  
Mains electricity available.  
Planning permission for a septic tank.

## LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: (01938) 552 828