



Y FRON, LLANFAIR CAEREINION, WELSHPOOL, SY21 0DQ

- An Imposing Double Fronted Detached Country House
- Gardens, Grounds, Pasture Paddock and Woodland of 3.67 Acres
- Useful and Substantial Range of Outbuildings
- Spectacular Southerly far Reaching Outlook, No Forward Chain

Offers over £300,000

SITUATION

The property is located in an idyllic setting yet within easy reach of Llanfair Caereinion which is only 1.5 miles away with primary and secondary schooling and leisure centre, post office, convenience stores, public houses and eateries together with church, medical centre and dental practice. The A458 allows for easy reach to the Cambrian Coast along with the border market town of Welshpool known as the gateway to Mid Wales with national retail outlets, financial services and public transport. From Welshpool excellent road networks link Shrewsbury and the Shropshire border with the M54 West Midlands motorway system beyond. Oswestry is within a respectable commuting distance with Wrexham and Chester to the north.

DESCRIPTION

Y Fron is an imposing double fronted detached country house of character providing for excellent well proportioned family accommodation with most interesting and appealing original features retained, offered for sale with no forward chain. The sale provides for a desirable lifestyle opportunity with the property being set within approximately 3.67 Acres arranged into productive and useful enclosures ideal for the keeping of domestic livestock together with woodland and fresh water stream. There are also a range of substantial and versatile outbuildings which enhance the grounds and can be utilised to house livestock along with workshop and storage space. Whilst being in a convenient location the property enjoys an undisturbed far reaching outlook across countryside to distant hills beyond. The pleasing southerly aspect floods the house with natural light which can only be fully appreciated on

viewing. Energy Efficiency Rating: G.

DIRECTIONS

From our Welshpool Office travel out of town 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. From this point proceed for 1.5 miles passing over the crossroads where the property can then be sighted on the left hand side of the road and identified by our 'For Sale' board.

GROUND FLOOR:

Double timber doors open to

ENTRANCE PORCH:

With terazzo tiled floor.

RECEPTION HALL:

Radiator, ornate ceiling rose and central light point, decorative coving, feature archway with gargoyle design and panelled doors leading off.

SITTING ROOM:

13'5" x 13' into bay (4.09m x 3.96m into bay)

Morso Squirrel cast iron stove set on a slate hearth with Oak over mantel, 2 radiators, ceiling light point and ornamental rose, decorative coving, large bay window to the front aspect flooded by natural light and with far reaching views.

DINING ROOM:

12'9" x 11'9" (3.89m x 3.58m)

Former fireplace with exposed brick surround and tiled hearth, bookshelves and glazed display cabinets to both sides, radiator, ceiling light point with ornamental rose, picture rail, ash decorative wall panelling and exposed birch floor, 2 sash windows to the front with similar views.

INNER HALL:

With doors leads off to

KITCHEN/BREAKFAST ROOM:

19' x 11' 'L' Shaped (5.79m x 3.35m 'L' Shaped)

Fitted with a bespoke range of oak furniture, wall and base cupboards beneath oak and granite work surfaces with inset stainless steel double drainer sink, space for appliances and electric cooker point. Solid fuel Rayburn set in chimney breast with tiled surrounds and hearth providing for the central heating and hot water, ceiling light point and exposed timbers, exposed stone wall to two sides and ash flooring, two windows to the rear.

REAR HALL/UTILITY ROOM:

13' x 10'10" (3.96m x 3.30m)

Double base cupboard with laminate work surface and stainless steel single drainer sink unit, plumbing point for washing machine, radiator, terazzo tiled floor and window to the rear.

SHOWER ROOM:

Fully tiled, corner cubicle with electric shower, wall mounted wash hand basin, low level W.C., heated towel rail, electric shaver point and light, ceramic tiled floor, ceiling light point and extractor fan, obscured glazed windows to the side and rear.

OAK FRAMED SUN ROOM:

7' x 7' (2.13m x 2.13m)

With quarry tiled floor, pendant light, windows to the front and side and external door also leading to the front.

From the Inner Hall, steps descend to

USEFUL CELLAR:

12' x 11' (3.66m x 3.35m)

With slate slab and quarry tiled floor.

From the Reception Hall a striking

balustraded staircase ascends to

FIRST FLOOR:

GALLERIED LANDING:

Radiator, pendant light with ceiling rose, window with oak reveal to the front with delightful countryside views, panelled doors leading off.

BEDROOM 1:

13' x 12' (3.96m x 3.66m)

Radiator, pendant light, window to the front.

BEDROOM 2:

13' x 10'10" (3.96m x 3.30m)

Radiator, built-in wardrobes to alcove with hanging rail, pendant light and window to the front with views.

BEDROOM 3:

13'2" x 11' (4.01m x 3.35m)

Radiator, pendant light, window to the rear, built-in storage cupboard with slatted shelving.

BEDROOM 4:

13' x 11' (3.96m x 3.35m)

Radiator, pendant light, window to the rear. Airing cupboard housing the insulated hot water cylinder with slatted shelving and electric immersion heater.

BATHROOM:

Fitted with a white suite, panelled bath, pedestal wash hand basin, low level W.C., heated towel rail, electric shaver point, pendant light, window to the rear, alder flooring.

OUTSIDE:

The property is approached over a tarmacadamed reception area with galvanised gate leading to the rear hardcore parking area.

OPEN GARAGE:

16' x 10' (4.88m x 3.05m)

Steel framed construction with shuttered concrete panels and electric light laid on, concrete floor.

IMPLEMENT STORE:

15'5" x 8'8" (4.70m x 2.64m)

With power and light laid on.

To the side of the Garage steps lead to the rear garden with purpose built Kennel Block and Run. The gardens beyond provide for a productive vegetable plot and fruit garden along with Potting Shed and lawned areas.

To the side of the house there is an additional parking area with lawned gardens and privet hedging together with a flagstone paved sitting out area. A wicket gate leads onto a pathway which runs along the front elevation to the entrance door with floral borders and shrubbery.

From the reception area, double gates with hardcore track lead to the lower yard with ample hard standing for vehicles and implements.

**STEEL PORTAL FRAMED
OUTBUILDING:**

36'8" x 18' (11.18m x 5.49m)

With concrete floor, power and light laid on with yorkshire boarding and fibre cement roof.

WORKSHOP:

26' x 13' (7.92m x 3.96m)

Timber framed and clad with concrete floor, power and light laid on.

Adjacent is an Orchard and useful Poultry Enclosure.

The remaining grounds are well maintained and currently arranged into three useful

pasture paddock enclosures identified on the attached plan. Beyond is an area of broadleaved woodland suitable for coppicing along with a boundary stream which is a most attractive feature and provides a haven for birds and natural wildlife.

SERVICES:

We understand that mains electricity, mains and private water supply and private drainage are connected.

GENERAL INFORMATION

VIEWING

By strict appointment with the selling agents Norman Lloyd on 01938 552 371

TENURE

We understand that the property is Freehold, however prospective purchasers are urged to make their own enquiries through their legal advisors.

NEGOTIATIONS

Prospective purchasers are requested to conduct all negotiations through the Selling Agents.

SERVICES

Please note:- Any services heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

LOCAL AUTHORITY

Powys County Council

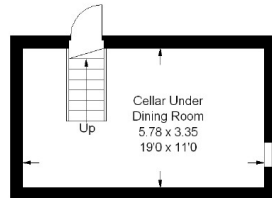
COUNCIL TAX

Band F (verbal enquiry only)

INDEPENDANT SURVEYS

If you do not buy or find your ideal home through Norman Lloyd, we are able to offer RICS Home Buyers' Survey and Valuation Reports carried out by experienced qualified staff.

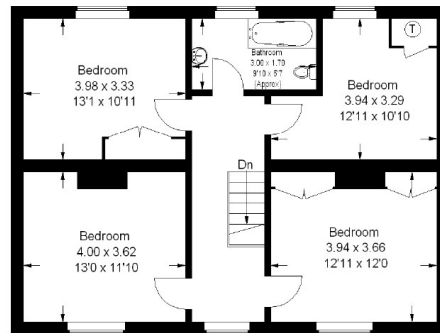
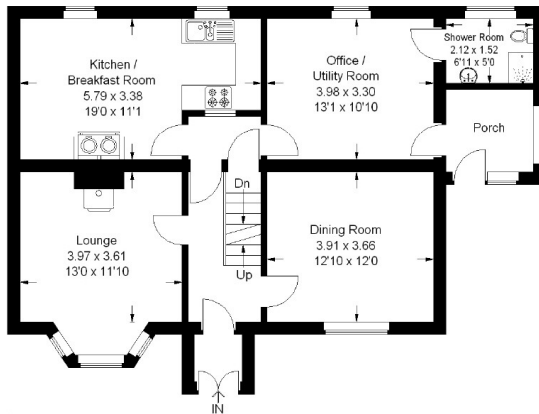
Y Fron, Llanfair Caereinion, Welshpool, SY21 0DQ



Approximate Gross Internal Area
177.2 sq m / 1907 sq ft



Cellar
19.6 sq m / 211 sq ft



Ground Floor
84.9 sq m / 914 sq ft

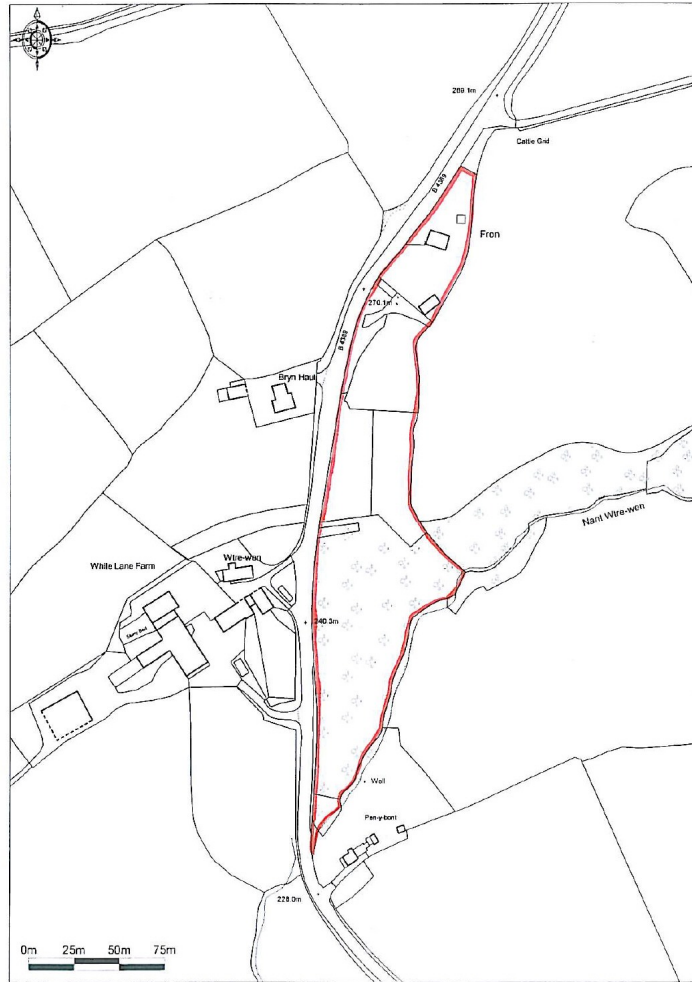
First Floor
72.6 sq m / 781 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID240219)







Promap
Elevation Survey 1:1 Scale Copyright 2016 All Rights Reserved
Elevation Number 10002512 Printed Scale: 1:2000



5 Broad Street, Welshpool, SY21 7RZ

T: 01938 552 371

F: 01938 556 314

welshpool@normanlloyd.com

www.normanlloyd.com



Contact Us

5 Broad Street, Welshpool

Powys SY21 7RZ

Tel: (01938) 552371

Fax: (01938) 556314

welshpool@normanlloyd.com

16 Broad Street, Newtown

Powys SY16 2NA

Tel: (01686) 626496

Fax: (01686) 629159

newtown@normanlloyd.com

55 Longbridge Street, Llanidloes

Powys SY18 6EF

Tel: (01686) 413209

Fax: (01686) 412199

llanidloes@normanlloyd.com

31 High Street, Bishop's Castle

Shropshire SY9 5BE

Tel: (01588) 638511

Fax: (01588) 638889

bishopscastle@normanlloyd.com

www.normanlloyd.co.uk