Plas Tanat Estate
Llanraedr Ym Mochnant, Nr Oswestry
Shropshire, SY10 0AG

A unique and one of a kind Arts and Crafts/Boat House style 5 Bed Country House, with commanding views, equestrian facilities with fishing and hunting rights set in approx. 11 acres.

• Spacious 5 bedroomed Family home with potential for a self-contained annexe and a host of original features.


• FF: 5 Bedrooms, 3 bathrooms. (1 of the bedrooms is a studio style with en-suite shower room - Pot. Annexe).

• Recently constructed traditional Oak Pole Barn, with Hayloft (24ft x 24ft) currently is an open barn that can also provides 4 large stables.

• Newly installed Manege, 45m x 22m, P&R perimeter fenced, combi ride equestrian surface. Lunge area, (15m radius.) Timber field shelter

• Potential for annexe/holiday let/range of alternative uses, subject to relevant PP.

• River Frontage with Fishing and Shooting rights.

• South west mature rear river garden, additional paradise river garden, raised bed vegetable garden, mature mixed fruit orchard, arboretum.

• Approx. 11 acres, good outriding via country lanes, Pistyll Rhaedr Waterfall and The Rainbow trails, mixed and good hacking.

Llanrhaeadr Ym Mochant 1.8m | Llanfyllin 5m | Oswestry 12m | Shrewsbury 26m | Chester 40m | Birmingham 60m | Liverpool 67m | Manchester 80m
Situation

Situated in the beautiful Tanat Valley, Plas Tanat is located approximately 5 miles from the English Welsh border. Plas Tanat enjoys a wonderfully peaceful situation, benefiting from far reaching views over its own land and beyond the rolling Berwyn mountains.

Llanrhaeadr-y-Mochnant is approximately 2 miles away and provides a wealth of everyday facilities including independent shops and restaurants, convenience stores, doctor, dentist, post office and several pubs. A little further afield is the attractive market town of Oswestry with an extensive range of amenities.

There is a good choice of independent and state schools locally. Primary schooling is available in the village of Llanrhaeadr-y-Mochnant with Llanfyllin having primary and secondary schooling including the renowned Oswestry School. A further range of private schooling nearby includes Moreton Hall, Packwood Haugh, Shrewsbury School and Shrewsbury High School.

Description

The current owners have extensively enhanced Plas Tanat Estate during their time to create a sporting, equestrian tranquil haven. This beautiful country house offers flexible accommodation, with superb equestrian facilities. River frontage on the Tanat and Rhaeadr, woodland arboretum, pastureland and well thought out mature and beautiful gardens. It is a fine example of the Arts and Crafts movement which extended well into the 1930’s. There are many original features throughout the house.

Built in 1930’s, this Country Estate House was a sporting lodge for the inventors of custard powder, the Bird’s family, the inventors of Bird’s Custard Powder, who used it as their summer retreat.

The surrounding countryside offers many recreational opportunities. For the equestrian user the facilities include an open pole barn which can be turned into 4 stables, Hay Loft, Tack and Feed Room, 45m x 22m manege, and a round pen/lunge area. There is access to miles of superb outriding via quiet local country lanes and bridleway network, linking to Pistyll Rhaedr Waterfall (an enchanting waterfall in the Berwyn mountains, at 240ft (80m) high it is the UK tallest single tallest drop waterfall. This much-loved waterfall captivates all who visit her), the Rainbow trail. In all about 11 acres.

Accommodation

Entrance into Orangery with tiled flooring, log burner, French doors to rear garden.

Kitchen/Dining Room

Kitchen area: Newly installed kitchen units with granite work surfaces, new solid fuel Esse multi fuel burner with oven and hob. Dual Belfast sink, integrated dishwasher and coffee maker, space for large American style fridge freezer, quarry tiled floor. Archway through to Dining area, quarry tiled floor, original built in dresser and space for an AGA.

Inner hallway with pantry cupboard

Study/Dining Room with a wonderful oak drinks cabinet, parquet flooring, multi fuel burner, stone hearth and mantle piece, ceiling timbers, original oak wood wall panelling to all walls, dual aspect windows.

Downstairs w.c pedestal wash hand basin, quarry tiled flooring, w.c

Drawing Room a wonderful room with timber flooring and oak wall panelling, ceiling timbers, multi fuel burner, triple aspect windows one having fantastic curved bay window with seat, original front door which leads to rear river garden.

First Floor Landing with beautiful half turn oak staircase,
window.

**Master Bedroom** triple aspect leaded windows having fantastic views over rolling countryside.

**Bedroom Two** period fireplace dual aspect windows, fitted wardrobe, wood flooring.

**Family Bathroom** bath, separate shower, w.c and pedestal wash hand basin, bidet, towel rail.

**Bedroom Three** ceiling timbers, window overlooking river, period fireplace.

**Bedroom Four** period fireplace, window overlooking river.

**Second Bathroom** with bath, separate walk in shower, pedestal wash hand basin, bidet, towel rail.

- From Orangery door through to
- Inner Hall tiled floor, door through to garage and utility.

**Utility** (potential for a range of alternative uses subject to planning permission). Fitted cupboards, wooden work surface, large Belfast sink, plumbing for washing machine.

- Stairs upto
- **Playroom/Bedroom Five** large and stunning studio layout with triple aspect windows overlooking the river junction, ceiling timbers, wooden floorboards.

**En-suite Shower Room** – Shower, w.c, towel rail, timber flooring.

**Triple Garage/Tack/Feed Room** concrete flooring, sliding doors.

**Externally**

The house is accessed off a council maintained lane with parking from this to the front of the house. The landscaped gardens surround the property with a mix of lawns and mature borders and a timber footbridge over the river Rhaeadr.
The property benefits from an orchard, soft fruit trees, raised vegetable beds and there is a paradise river garden where the two rivers meet. A wooden footbridge and a ford for vehicular access (both public) gives access to the private river garden.

**Timber small barn** currently used for storage of hay and machinery.

**Equestrian Facilities**

- **Manege** 45m x 22m post and rail perimeter fenced, with a combi ride equestrian surface, recently installed (2 years guarantee from June 2016.)
- **Circular lunge area/Round Pen** (15m radius) post and rail fenced, silica sand surface.

**Traditional Oak Pole Barn** 24ft x 24ft **LED lighting**, John Brash Cedar Shake roof, two storey, currently provides an open barn that can turn into 4 large stables, solid earth floor rubber matting. Hay loft storage area. Larch sliding door. Water and electric supply.

**Field shelter** 12ft x 12ft

**Hardcore forecourt** providing hardstanding for horses/parking etc.

**Land**

The main area of pastureland extends to 5.15 acres. It is sheltered by mature mixed trees planted on the accessible old railway line. It has good access for horses and the residents of Plas Tanat. There is a smaller block of pasture land just under just under an acre with mature specimen trees which is accessed over the public footbridge.

Another small contained garden with views back towards the house and across the river junction with attractive trees and glorious flowers.

**Woodland**

Originally planted as an arboretum, this woodland extends to about 1.8 acres and has magnificent rhododendrons, azaleas and specimen trees including a Chilean pine and a tulip tree. The woodland runs alongside the river Tanat with spectacular views of the Berwyn Mountains.
Parking area
Additional parking area approximately 0.104 acres of tree lined hardstanding. Currently being used and suitable for 3.5 ton horse lorry/car parking/trailer storage and agricultural equipment.

Services
Mains water and electric
Oil fired central heating
Private drainage via septic tank
Single glazed windows

Fishing and Shooting Rights
Fishing
Plas Tanat sits on the Rivers Tanat and Rhaeadr and benefits from fishing rights along approximately 483 metres (528 yards) of double bank and 1,019 metres (1,114 yards) of single bank fishing.

Shooting
The sporting rights are included with the sale of Plas Tanat.

Council tax: Band H
Local Authority: Powys County Council EPC - F
Postcode: SY10 0AG

Viewing
Strictly by appointment with Jackson Equestrian 01743 491979.

Flooding
The vendors confirm that to their best knowledge the property has never flooded although it is identified as a risk area.