



MORRIS MARSHALL & POOLE

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Neinfa, Llawryglyn, Caersws, SY17 5RJ

- Detached brick and stone refurbished farmhouse with adjacent barn.
- Situated in grounds of pasture, scrub & woodland totalling **22 acres**
- Situated in a peaceful rural location.
- Trefeglwys 3 miles. Llanidloes 7½ miles.
- Kitchen, lounge, utility, 3 bedrooms, shower room.
- Garage, Workshop & Store Rooms.
- Detached building with potential to convert into a separate dwelling/annexe/studio.
- Energy Efficiency Rating = 42



£325,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation:

Ground floor:

Entrance Porch

Entrance Hall staircase to first floor

Sitting Room 4.33 x 4.18 (14'2" x 13'9")
Brick chimney breast, beamed ceiling, radiator



Rear Utility Room 2.83 x 2.34 (9'3" x 7'8") oil central heating boiler, base unit, worktop surface, inset stainless steel sink unit, part tiled walls, radiator

Rear Entrance Porch with upvc entrance door

Kitchen 4.34 x 2.86 (14'3" x 9'5") With drawer, base & wall cupboards, worktop surfaces, part tiled walls, inset stainless steel sink unit, radiator, electric cooker point, extractor hood, beamed ceiling, spotlights, window to front & rear



First floor:

Landing radiator

Front Bedroom 1 4.34 x 2.57 (14'3" x 8'5") radiator, period grate, 2 bedroom doors

Front Bedroom 2 2.97 x 2.37 (9'9" x 7'9") radiator, period grate

Rear Bedroom 3 2.96 x 1.87 (9'9" x 6'2") radiator

Shower Room With quadrant shower cubicle, pedestal wash basin, w.c., heated towel rail, linen cupboard



Outside:

Tarmac front parking area for several vehicles. 2-bay Open Car Port.

Side Lean-to 3.92 x 2.58 housing the water pumps etc, electric light, power points.

Detached Building:

Of stone and shiplap boarded construction under a slate and corrugated metal roof. Planning permission was granted on the 18th February 2008 for conversion of the building into a dwelling, formation of a vehicular access and installation of a private treatment plant. Email dated 29.01.13 from Arwel Evans (Planning Officer) confirms *that the material operation of creating a hardstanding in*

accordance with the approved plans would suffice and satisfy the requirements for commencement. Prospective purchasers are advised to contact Powys County Council for further clarification. Further details, email (dated 29.1.13) and plans are available

The proposed accommodation comprises
Ground floor

Lounge 5 x 3.8, kitchen/diner 2.7 x 3.8, entrance hall with staircase to first floor, cloakroom & wc, bedroom 2.4 x 3.8

First floor

Landing, bathroom, bedroom 3.4 x 2.4, bedroom 3.7 x 2.7

NB. The dimensions have been taken off the scaled plans.

Land:

The land lies mainly to the east of the minor council road, rising steeply from the River Trannon to the east. Mainly steeply sloping pasture land with large areas of scrub and rough land and an area of broadleaf woodland. Extending in total to approximately 22 acres (8.9 Hectares) 4-bay timber frame Open Building to the rear of the old barn.

Services:

Mains electric connected. Private water supply from borehole located in front yard. Private drainage.

Oil fired central heating

NB The services, flues and appliances have not been tested and no warranty is provided with regard to their condition

Tenure:

Freehold. A footpath crosses the land. The Title is in 2 parts.

Council Tax:

Band 'D'

Energy Performance Certificate:

A full copy of the EPC is available on request or by following the link below:
<https://www.epcregister.com/direct/report/0738-2884-7218-9805-1175>

To View:

By arrangements with the agents

Directions:

From Llanidloes take the B4569 for Trefeglwys. In the centre of the village, after passing the former petrol station on the left, turn left signposted Llawryglyn. Continue on this road for 2½ miles. On entering the hamlet, proceed a further half mile from the river bridge in the centre, then fork right. Continue for half a mile and turn right onto a 'no through road'. Continue for a short distance and the property is located on the right hand side.

Website:

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