

**TO LET****£700 PCM**

Station House, Llanbrynmair, Powys, SY19 7AA

Originally built in 1861, Station House ceased to be a functioning station in 1965 and has since been sympathetically and pleasantly converted to provide a most comfortable 2/3 bedroom detached family home.





3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s

- **Original Station Features**
- **Adaptable Accommodation**
- **Ample Parking**
- **Gardens & Pond**
- **Former Platform To Rear**
- **Semi Rural Location**

ACCOMMODATION

An attractive detached Grade II Listed property of stone construction under a pitched slated roof, originally built in 1861. Station House ceased to be a functioning station in 1965 and has since been sympathetically and pleasantly converted to provide a most comfortable family home.

The property retains many original station features and enjoys spacious accommodation which provides for Entrance Porch, Reception Hall, Snug/Bedroom 3, Utility/W.C., fitted Kitchen, feature Sitting Room which was formerly part of the station booking office, Study and Dining Room. On the first floor the property enjoys a Master Bedroom with attractive countryside views, further Bedroom and a fully fitted Family Bathroom.

Outside the property benefits from ample parking and turning space along with gardens to the front and feature former station platform to the rear.

The property is in keeping with the traditional station and gives a beautiful feeling of the Victorian period.

TERMS

Rent £700 PCM. Deposit £1,000. Minimum 6 month tenancy. First months rent payable in advance. Tenancy Agreement Fee £100 + VAT per applicant (reduced rate of £140 for two applicants).

Sorry; No Smokers. No DSS. No Pets.

SERVICES

Mains water, mains electricity & mains drainage are understood to be connected. None of these services have been tested by Halls.

Powys County Council - band 'E'

VIEWING

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@halls.gb.com

SITUATION

Station House is situated in the pleasant village location of Llanbrynmair, which is nestled in the heart of the Welsh countryside and enjoys superb views over the surrounding rolling hills. The village enjoys the basic amenities such as a shop, garage and primary school, as well as Machinations Visitors Centre with cafe and play barn. Llanbrynmair is only 11 miles from the historic market towns of Machynlleth and 14 miles from Llanidloes which both provide a larger range of shopping, leisure and educational facilities as well as being just 21 miles from the yachting resort of Aberdovey and access to the Cardigan Bay coastline.

THE DIRECTIONS

From Welshpool take the A483 Newtown road continuing through the town of Newtown onto the A489. Turn right before the railway crossing onto the A470 Caersws road. Proceed along here passing through Caersws and Carno and onto Llanbrynmair. Upon reaching the village of Llanbrynmair proceed through the village passing over the river and just on leaving the village turn right. The property will be found some 100 yards down here to your right hand side next to the railway.

Energy Performance Ratings

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Halls¹⁸⁴⁵

01938 555 552

Welshpool office:

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