

Station House, Llanbrynmair, Powys, SY19 7AA

ornamental fish pond.
The platform is down to a mixture of patio and brick paving with the original veranda style waiting area with original lanterns.
To the one end is an enclosed yard with former store shed / toilet.

OUTBUILDINGS

Two traditional railway carriages serving as storage sheds. Brick detached storage with brick flooring and galvanized iron roof all with original lanterns. Further garden storage shed.

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'

TAX BAND/ LOCAL AUTHORITY

The property is band 'E'
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.
Telephone: (01938) 552 828

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.
N.B Station house is now a grade II listed building

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@hallsgb.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.



FOR SALE

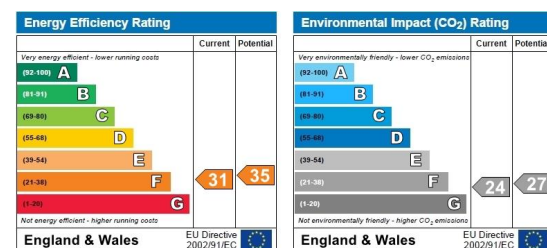
Offers in the region of £260,000

Station House,
Llanbrynmair, Powys, SY19 7AA

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 FCA. 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.

Energy Performance Ratings



Station House was originally built in 1861 and comprises an attractive detached stone building under a pitched slated roof, part single, part 2 storey. The property ceased to be a functioning station in 1965 and has since been sympathetically and pleasantly converted to provide a most comfortable family home.



01938 555 552

Welshpool office:
Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH
E. welshpool@hallsgb.com



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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.

ENTRANCE PORCH

With quarry tiled flooring, window to front elevation, telephone point, light point and glass panelled access door leading through to :

RECEPTION HALL

With carpet as laid, panelled radiator, door leading out to rear elevation, staircase rising off up to first floor, light point, power point and door leading through to :

UTILITY/ WC

3.40m X 1.57m (11'2 X 5'2)

With ceramic tile flooring, single drainer single bowl sink unit with marble effect work surfaces and cupboard space below, space and plumbing for washing machine, space for fridge freezer, low level flush W.C., light point, power points and access door to side elevation.

KITCHEN

3.56m X 2.54m (11'8 X 8'4)

Affording a comprehensive range of fitted wooden front base and wall units providing a good amount of cupboard storage and drawer space with marble effect work tops over and tiled splash backs, ceramic tiled flooring, single drainer 1.5 bowl sink unit with mixer tap, fitted appliances including BOSCH four ring halogen electric hob with BOSCH electric double and grill below, fitted unit with book shelving and display shelving, attractive inglenook housing a Rayburn oil fired range (2 years old) with tiled inlay, built in low level fridge, power points, light point and glass panelled access door leading through to :

LOUNGE

6.83m X 3.53m (22'5 X 11'7)

With carpet as laid, two windows to rear elevation, window to front elevation, access door leading out to front and rear elevations (This room formed part of the original booking office and central concourse

hence the doors to front and rear elevations), attractive fire surround with tiled hearth and log burner, panelled radiators, television point, light point, picture rail, ceiling molding, light point and door leading through to :

STUDY

3.56m X 3.38m (11'8 X 11'1)

With carpet as laid, windows to front and rear elevations, panelled radiator, attractive cast iron fire with tiled hearth and open fire, picture rail, dado rail, inspection hatch to loft space, power points and light point.

DINING ROOM

3.40m X 3.58m (11'2 X 11'9)

With carpet as laid, windows to rear elevation, panelled radiator, power points, light point and door leading through to main reception hall.

FIRST FLOOR LANDING

With carpet as laid, light point and doors off to bedrooms.

MASTER BEDROOM

3.35m X 3.61m (11'0 X 11'10)

With carpet as laid, windows to rear elevation, panelled radiator, power points and light point.

BEDROOM 2

3.12m X 3.35m (10'3 X 11'0)

With carpet as laid, panelled radiator, light point, window to rear elevation with attractive views over the surrounding countryside and power points.

BEDROOM 3

3.38m X 3.12m (11'1 X 10'3)

With carpet as laid, double panelled radiator, single glazed window to rear elevation overlooking platform and hills beyond, single glazed window to front elevation, light point, power points, door leading through to :

FAMILY BATHROOM

Affording a matching three piece suite in white comprising panelled bath, pedestal wash hand basin, low level flush W.C., carpet as laid, part tiled walls, recess with double panelled radiator, light point, window to front elevation and built-in cupboards housing hot water tank and slatted shelving.

OUTSIDE

The property is accessed off the council maintained roadway via its own gated access and in turn to a gravelled driveway which leads across the front and to the side of the property and provides an ample parking and turning area.

There is pedestrian access from the road via a gate and paved walkway up to the side of the property and brick paved walkways surround the property.

GARDENS

The gardens are a most notable feature being well stocked with a pleasant mix of plants, shrubs and ornamental trees. Mature evergreen trees line the boundary offering a good deal of privacy. The gardens are predominantly to the front of the property and to the rear is the former station platform. Designated kitchen garden area with green house and seating areas adjacent to which is an