



Pant y Badell, Trefeglwys, Caersws, Powys, SY17 5QG

SOLD SUBJECT TO CONTRACT - similar properties needed for waiting applicants!

Superbly located COUNTRY RESIDENCE offering FOUR BEDROOMS and considerable living space with good sized rooms. Occupying an elevated position amidst rolling hills, this property benefits from tremendous far reaching views across the mid Wales countryside and towards Shropshire. Limited properties come on the market in this sought after location of Powys and viewing is highly recommended to appreciate the property and its location.

- * Entrance Porch * Kitchen/Breakfast Room * Conservatory/Dining Room * Pantry/Larder *
- * Utility/Shower Room * Music Room/Library * Lounge/Sitting Room *
- * Galleried Landing * Four Bedrooms * Bathroom * Garage / Workshop *
- * Outbuildings * Parking for several vehicles * Gardens and Grounds of c 1 ACRE *

£380,000 Price Freehold

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ACCOMMODATION comprises:

Entrance Porch

5'5" x 5'10"
Solid wood entrance stable door, traditional flagstone floor, part exposed stonework and exposed wall timbers. Window to side.

Kitchen/Breakfast Room

22'7" x 17'0"
Oil fired Rayburn set into attractive stone alcove having oak lintel over (Rayburn serves property's central heating and hot water systems). Exposed ceiling beams. Handcrafted wooden base units with inlaid 1.5 bowl sink and single drainer. Electric cooker point. Window to front with views over the surrounding gardens and grounds. Understairs Storage Cupboard. The spacious room has ample dining space and is open to:

Conservatory/Dining Room

20'0" x 9'6"
Excellent space offering a further room for dining or living with unhindered views of the surrounding

Welsh countryside. Windows to three elevations set on dwarf wall. French doors give access to the gardens and grounds. Heated via wall mounted electric convection heaters.

Pantry / Larder

Extensive shelving,. Quarry tiled floor.

Utility/Shower Room

9'2" x 8'10"
Spacious room with corner electric shower, w.c. suite and pedestal hand basin. Space and plumbing for washing machine, tumble drier and other white goods. Vinyl floor, radiator, two windows to rear.

Library / Music Room

11'9" x 6'2"
Useful shelving space, fitted carpet, window to front.

Lounge / Sitting Room

25'7" x 14'9"
Exposed beams and ceiling joists. Exposed brick fireplace currently fitted with a wood burning stove set on a brick hearth and having original bread oven. Fitted carpet. Triple

aspect afforded by windows to front and to side and French doors offering access to decked area and gardens.

This very spacious room which allows a number of sofa configurations and can even allow for two separate seating areas.

FIRST FLOOR

14'9" x 12'9"
A staircase from the Sitting Room (with painted pine panelled walls and fitted carpet) rises to the First Floor.

Master Bedroom Suite

14'9" x 12'9" plus 14'9" x 12'9"
Bedroom Area (4.5 x 2.9): Built-in hand-crafted four poster style bed, partial vaulted ceiling with exposed purlins, fitted carpet, radiator. Windows to the front and side of the property overlook the gardens and have far reaching views.

Dressing Area / Second Sitting Room (4.5 x 3.9): Painted exposed brick. Original cast iron fireplace (currently



not in use). Painted ceiling timbers, built in shelving, fitted carpet.

This space is used by the current owners as a spacious dressing and storage area, though would be a perfect study area. Window to rear.

Bedroom 2

11'9" x 6'6"

Fitted carpet, access-hatch to roof space, radiator. Velux window. Door to Second Landing.

Second Landing

A second staircase from the Kitchen/Dining room rises to the First Floor.

Access hatch to loft space, fitted carpet, window overlooking driveway and grounds. Airing Cupboard housing hot water cylinder.

Bedroom 3

10'9" x 10'9"

Fitted carpet, partial sloping ceiling, radiator. Window to front.

Bedroom 4

11'5" x 10'9"

Fitted carpet, partial sloping ceiling, radiator. Window to side with far reaching rural views.

Bathroom

7'2" x 5'10"

Panelled bath, w.c. suite and pedestal wash hand basin. Vinyl floor. Window to rear. This room requires some finishing.

Grounds and Gardens

The property is approached from the Council maintained highway a shared single track driveway which leads on to the gravelled driveway with parking and turning area. At the entrance to the property there is a commodious parking area with sufficient parking for six or more vehicles / motorhome / caravan. This parking area is situated away from the main house.

The gardens and grounds, extending to just under 1 acre, surround the property which in turn is adjoined by farmland on all sides. The delightful gardens are laid mainly to level lawn

and have spectacular far reaching views of the mid Wales countryside. There are mature trees, fruit trees and flowering shrubs which have formed a secluded boundary and offer shelter and privacy for the property.

A previously productive kitchen garden with hedged boundaries also forms part of the southern part of the garden. The slightly raised grassed lawn and decked area close to the Kitchen and Lounge offers a tremendous space for al-fresco dining and BBQs.

Storage Shed

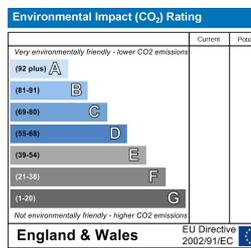
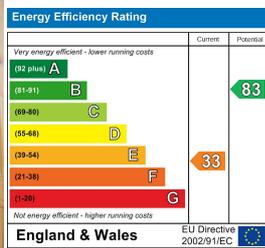
13'5" x 8'10"

Block-built with concrete floor, light and power connected, additional door to rear.

Garage/Workshop

20'3" x 19'3"

Timber clad, pitched roof, double opening doors. Previously used as a Garage, the current vendors have partitioned the room to offer a 'room in a room' storage facility which could easily be dismantled. Concrete floor, light and power connected,



To the rear of this outbuilding there is a further Store Shed (3.64 m x 2.41m) with concrete floor.

Local Area

Pant y Badell is located just a stone's throw away from the popular, tranquil village of Trefeglwys which offers a primary school, a traditional small village pub, and which hosts a number of local and community events throughout the year. There is direct access from the property across farmland and open moorland to a network of walks and bridleways.

The nearest town to the property is Llanidloes, some five miles distant. Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest. Llanidloes provides the nearest secondary school with well a equipped leisure centre. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest train station is five miles distant from Trefeglwys at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

Services

Mains electricity. Private water and drainage. Fibre broadband is available at the property.

Local Authority

Powys County Council (Montgomeryshire). Tel No: 01597 826000 www.powys.gov.uk

Council Tax

We are advised that the property is in Council Tax Band 'D'.

Planning

We are advised ta a footpath runs through part of the property.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevancandco.co.uk

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

PMA Reference

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