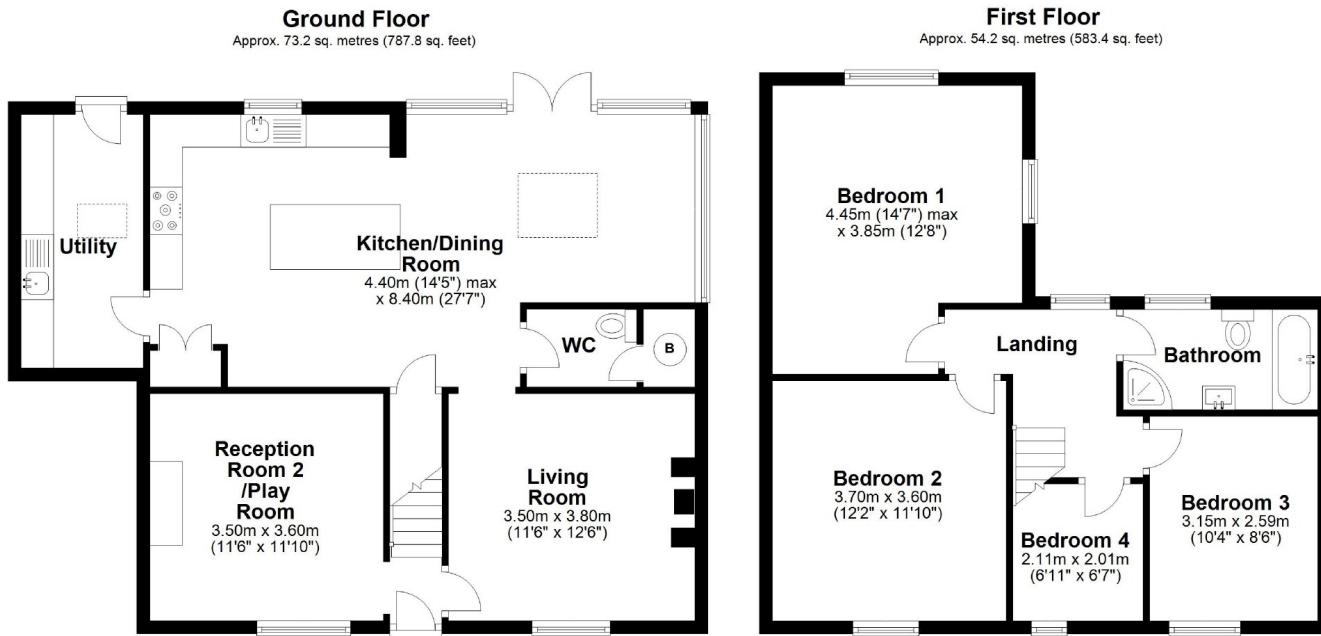


Red House, Sarnau, Llanymynech, Powys, SY22 6QJ

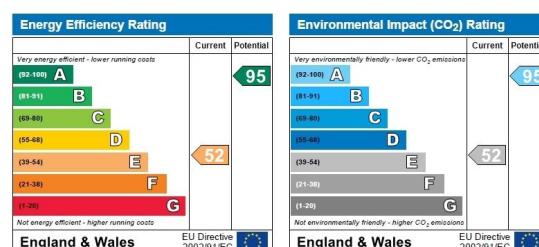


Total area: approx. 127.4 sq. metres (1371.2 sq. feet)
Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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



01743 236444

► Shrewsbury office:
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E. shrewsbury@hallsgb.com

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FOR SALE

Offers in the region of £450,000

Red House, Sarnau,
Llanymynech, Powys, SY22 6QJ

An immaculately presented and beautifully renovated detached cottage of immense charm with garaging and office set with attractive large gardens in a sought after rural village. In all approx 0.27 Acre.
NO UPWARD CHAIN



Mileages: Four Crosses 3.7 Miles, Shrewsbury 18.7 Miles, Welshpool 9.5 Miles, Oswestry 11 Miles.



2 Reception
Room/s

4 Bedroom/s

1 Bath/Shower
Room/s



- **Beautiful Detached Cottage**
- **Impressive Accommodation**
- **Detached Garage**
- **Lovely Gardens**
- **Countryside Views**
- **In all approx 0.27 Acre**

DIRECTIONS

Leave Oswestry on the A483 towards Welshpool, pass through the Llynclys crossroads and the villages of Pant and Llanymynech. Continue through Four Crosses, turning right for Penrhos, just past the B4393 to Shrewsbury. Proceed for two miles, passing Penrhos Church until reaching Sarnau, the property will then be found on the left hand side.

SITUATION

The property is situated in the rural hamlet of Sarnau on the borders of Montgomeryshire and Shropshire and offers outstanding views over the surrounding countryside. The area is renowned for its outstanding natural beauty, being ideally situated to many outdoor pursuits to include walking, fishing, bird watching, horse riding and trekking and having several good golf courses nearby.

The larger market towns of Welshpool and Oswestry both offer a good selection of local amenities, with Welshpool having a British Rail station with Inter city links to Birmingham and London. Motorway links to the North West, Midlands and the Wrexham by-pass are all within a reasonable travelling distance as are Manchester and Birmingham Airports.

DESCRIPTION

Red House is an extremely pretty and desirable country cottage which has recently been extensively renovated by the current owners. Points worthy of note include oak internal doors, oak skirting and architraves, stunning contemporary kitchen designed by Kenton Jones with granite work surfaces and an excellent range of appliances. To the ground floor there

are 2 reception rooms, a feature open plan breakfast kitchen/dining area, separate utility room and guest WC. The kitchen/dining area benefits from under floor heating. To the first floor are 3 double bedrooms and a nursery, all of which are served by the family bathroom.

Outside there is a large gravelled parking area with space for numerous vehicles and a detached garage with adjoining office to the rear and additional separate pedestrian access. The gardens extend to approximately 0.27 acre.

ACCOMMODATION

ENTRANCE HALL

With engineered oak flooring and staircase rising to the first floor.

OPEN PLAN KITCHEN/DINING AREA

KITCHEN AREA

With Kenton Jones fitted shaker style kitchen units with angel cream granite work surfaces. Range master stove, integrated dishwasher, free standing fridge/freezer. Matching centre island with granite work surface and base level wine fridge. Limestone flooring with oil fired under floor heating. Understairs storage cupboard.

DINING AREA

With limestone flooring with oil fired underfloor heating, patio doors leading out on to the patio.

UTILITY

With limestone flooring and a range of fitted units, sink unit, space and plumbing for washing machine and tumble drier. Additional rear entrance door leading to the outside.

GUEST WC

With low level WC and wash hand basin, housing Warmflow Combi boiler.

SITTING ROOM

With engineered oak flooring and feature fireplace housing a Beltane Sheppen log burner.

FAMILY ROOM

Feature contemporary log effect inset electric fire.

FIRST FLOOR LANDING

BEDROOM 1

With feature window overlooking the gardens and open countryside views beyond.

BEDROOM 2

BEDROOM 3

BEDROOM 4/NURSERY

BATHROOM

Fitted with an attractive white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and tiled splash. Tiled bath and separate shower cubicle with mains fed shower over, part tiled walls, ceiling down lighters, extractor fan and wall mounted heated towel rail. Delightful views over fields.

OUTSIDE

The property is approached through a single timber entrance gate onto a gravelled driveway which extends to a parking area.

DETACHED GARAGE

Timber framed with electric roller up and over entrance door, power and light points. Adjoining office to the rear, which can be accessed either through the garage or by separate pedestrian door.

OFFICE

With power and light points.

THE GARDENS

To the front of the property is a small stream with foot bridge and original water pump. Immediately adjacent to the breakfast kitchen is a large Indian Sandstone patio area, ideal for outdoor seating and entertaining and allowing full appreciation of the beautiful surroundings. Steps then rise to flowing lawns and additional low maintenance borders containing recently planted trees. The bottom section of garden is a child's leisure/play area containing a barked area with multi play unit and a separate child's playhouse. The garden provides delightful surroundings and adjoining countryside with open farmland views. External cold water tap.

GENERAL REMARKS

FIXTURE AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets as laid, light fittings included.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating system. Fibre Broadband connectivity (approx 150mpbs) None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

VIEWINGS

By appointment through the selling agents. Halls, Barker Street, Shrewsbury, SY1 1QJ, TEL 01743 236444.