

Town & Country

Estate & Letting Agents

The Stables, Priddbwl Bach,

£295,000



If you are after a true escape to the country then look no further. Town and Country Oswestry offer this truly delightful detached stone cottage with stunning views set in the heart of the Welsh countryside. Offered with NO ONWARD CHAIN, the property is in immaculate 'walk in' condition. And with a lovely productive garden. Ideal for those who enjoy the outdoor life. Local road networks and good internet connection make this an ideal rural retreat.

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The Stables, Priddbwll Bach, Llangedwyn, SY10 9LB

Directions

From Oswestry take the A483 towards Welshpool, at Llynclys Crossroads turn right onto the A495 following the signs for Llanrhaeadr then bear right onto the B4396. Carry on along the B4396 until you reach The Green Inn just outside Llangedwyn. Go up the steep hill at the side of The Green Inn and continue straight on until you come to a small crossroads with a green BT cabinet on the corner and turn left. The property is 1.2 miles up this quiet lane on the left. Go straight up this lane ignoring any turn offs to the right or left.

Overview

Situated in delightful, unspoiled countryside, this charming detached cottage provides the most comfortable, spacious two bedroom home in an enviable peaceful location. Located just outside the pretty village of Llangedwyn it offers potential buyers a chance to live the good life as well as the opportunity to enjoy breath-taking views over surrounding countryside and rolling hilltops.

Lounge/Dining Area 5.97m x 4.11m (19'7" x 13'6")

A spacious lounge and dining area, with stairs to the first floor, slate tiled flooring, beamed ceiling, French doors out onto the rear patio, log burner stove with a tiled slate wall, brick and slate hearth, a window to the side, a window to the front and two radiators. A step up leads to the bathroom and the kitchen.



Additional Photograph



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Additional Photograph



Kitchen 4.47m x 2.18m (14'8" x 7'2")

The well designed kitchen has slate tiled flooring, beamed ceiling, spot lights, part tiled walls, base cupboard with worktops over, integrated oven with hob over and extractor fan, shelving, single bowl sink, hot and cold taps, a window to the front, one radiator and a door to the cloaks room/pantry and a part glazed door to the side.



Cloaks/Pantry Cupboard

Providing ample storage space.

Downstairs Family Bathroom 2.54m x 3.10m (8'4" x 10'2")

With slate tiled flooring, a window to the rear with field and hill views, part tiled walls, panelled bath with shower over and glass screen, a WC, wash hand basin, spot lights, heated towel rail, space and plumbing for a washing machine and an airing cupboard.



Landing

With velux and doors to the bedrooms and under eaves storage area.

Master Bedroom 4.52m x 4.90m (14'10" x 16'1")

A lovely spacious bedroom with a vaulted ceiling, wooden flooring, beamed walls and ceiling, a velux to the rear and a window to the side with fantastic rural views.



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Bedroom Two 2.62m x 5.18m (8'7" x 17'0")

With a vaulted ceiling, wooden flooring, a velux to the rear, a window to the side, beamed wall and up lights.



To the Front of the Property

The front of the cottage has a lawned area with various mature flower and shrubs. The front windows of the property have retained wooden shutters from the original barn doors making a nice feature to the cottage.



To the Side of the Property

A driveway to the side provides parking for several cars. There is also a log store, steps and a ramp leading up to the upper side gardens and oil storage tank.

Lower Side Garden

The beautiful landscaped garden is a gardeners delight, there are fruit trees, a lawned area, vegetable plots and a variety of trees. A paved patio leading from the lounge/dining room has steps down to the garden and another gravelled area which is ideal for entertaining friends and family. The views from the garden are simply stunning and take in the breathtaking countryside location.



Aerial Views



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Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

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Additional Information

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