



Gwynyndy, Llanfair Caereinion, Welshpool, Powys

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Gwynyndy, Llanfair Caereinion, Welshpool, Powys, SY21 0HS

A graceful period country house with self contained studio flat, outbuildings and gardens in a picturesque setting with awe inspiring Welsh valley views

Welshpool 10 miles, Oswestry 22 miles,
Shrewsbury 30 miles, Aberdovey 38 miles,
Ludlow 45 miles, Birmingham 77 miles

Hall | Drawing Room | Sitting room | Dining room | Sun room and snug | Kitchen | Boot room with WC | Utility | Conservatory | 4 Bedrooms Bathroom | 2 Shower rooms | Workshop | Self contained studio | Double carport | Double garage | Gardens

EPC rating E

The property

Gwynyndy offers an exciting opportunity for a new purchaser to live on the rural outskirts of Welshpool enjoying awe inspiring 360 degree views from its hillside position. Believed to be an historic bailiff's house for the locality the property has been significantly enhanced, refurbished and extended creating the country house of today. Beautifully situated in an elevated position the staggering rural views are awe inspiring and enjoyed from all the principal rooms.

Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled doors, wooden joinery, quarry tiled floors, two inglenook fireplaces with log burners, oak flooring and exposed beams. Externally a double fronted facade and a slate tiled roof create an impressive and charming exterior with the conservatory truly embracing the Welsh rural views which are a major feature of Gwynyndy.

Three entrances have been cleverly implemented with country living at the forefront of the design. The wide front door opens formal front hall with the staircase rising upwards and the lift discreetly situated in an inner hallway. The back door opens to a vestibule leading to the large boot room with WC. A further external door leads to the utility room and opens to the snug with useful sun room off. The heart of Gwynyndy is the spacious and well-designed open plan kitchen, dining room and conservatory offering wonderful open plan living. With incredible views across the Welsh countryside the conservatory is a marvellous living room to be used across all seasons embracing the landscape Gwynyndy sits within. The dual aspect drawing room offers ample space to entertain. Offering further flexibility is the sitting room and study. Four double bedrooms, a family bathroom and two ensuite shower room radiate off the landing and all benefit from inspiring rural views.

The workshop, carport and double garage offer great storage and a plethora of uses. Above the garage is a self contained studio which could be ideal for teenagers, elderly relatives, staff or letting accommodation. Subject to the relevant planning or local authority consents.

Outside

Externally, Gwynyndy is set within a horticultural oasis of mature landscaped gardens and grounds that wrap around the house. Mature specimen shrubs, a small orchard and lawn areas are complemented by al fresco seating and dining areas maximising the sunny aspects throughout the day to enjoy the magnificent 360 degree views across the Welsh countryside.

There is plethora of parking to both the front of the house and also in the courtyard of buildings by the garage and carport.



Location

Gwynindy is situated in the picturesque town of Llanfair Caereinion which has shops, post office and leisure centre serving every-day needs. The larger market towns of Welshpool and Newtown are nearby and offer increased shopping, leisure and educational facilities along with good road links to England and the Welsh coast.

There is a railway station in Welshpool providing access to Shrewsbury where there are connections to London, Chester and the Midlands. The A458, A5, M54 provides road access to Shrewsbury, Chester Birmingham and the Midlands, along with regional airports at Birmingham and Manchester.

Directions

Follow your Sat Nav to SY21 0HS
What3words meanwhile.evoke.chapters

General

Local Authority: Powys

Services: Mains electricity. Oil fired central heating. Well water with a UV filter. Internet is a Starlink system. Drainage is to a septic tank with soakaway that we are led to believe complies with current regulations. Log burners to drawing and dining rooms.

Council Tax: Band G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Tenure: Freehold

Guide Price: £695,000

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

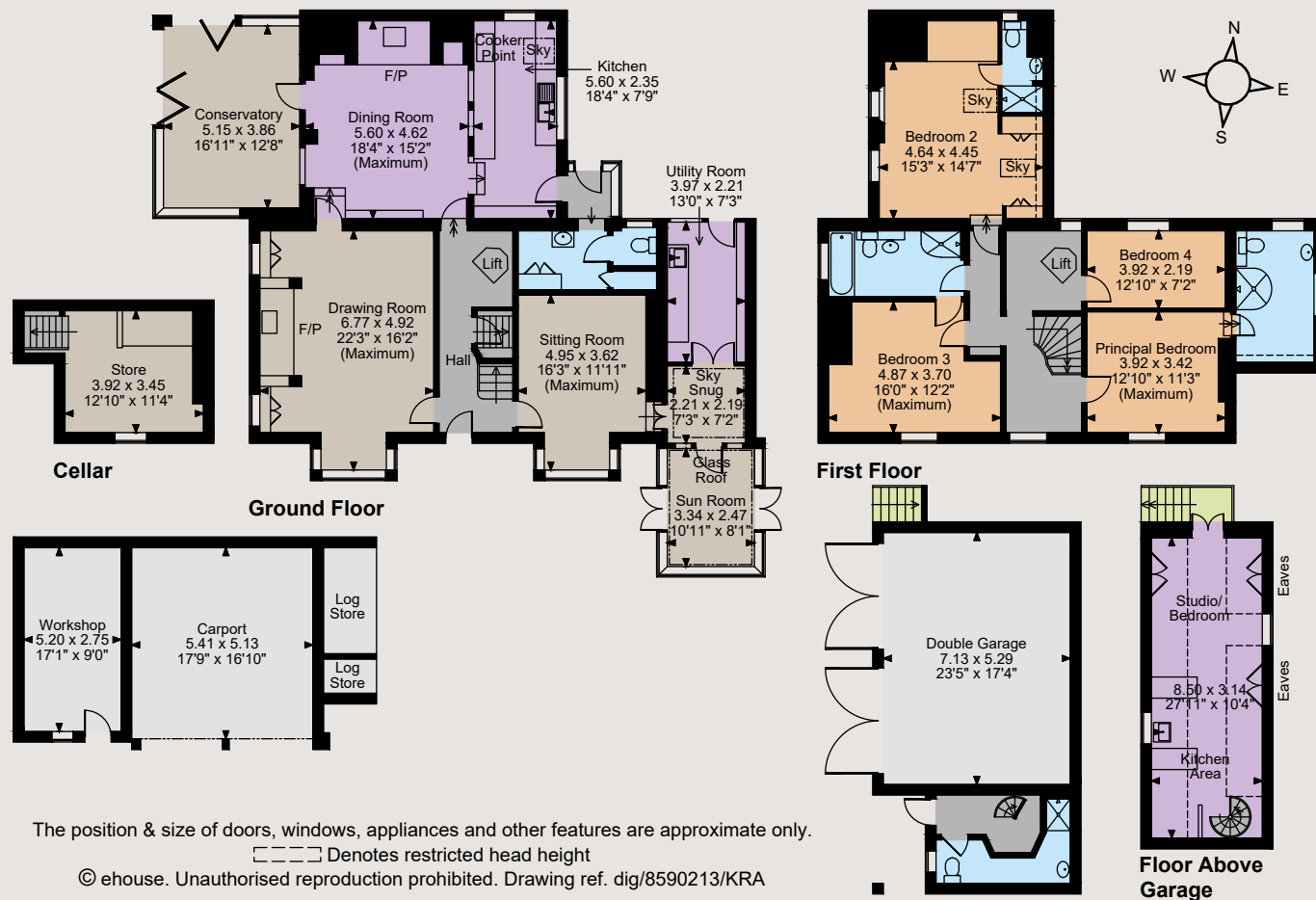


Floorplans

House internal area 2,893 sq ft (269 sq m)

Double garage, carport & workshop internal area 859 sq ft (80 sq m)

For identification purposes only.



Shrewsbury

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