

MORRIS
MARSHALL
POOLE

Elms Cottage, Llandrinio

Llanymynech, Powys, SY22 6SQ

Asking Price: £550,000

Elms Cottage is a fine example of a detached country property being a haven of peace and tranquillity with birds and wildlife in abundance. The property has tremendous appeal to a wide market, potential for equestrian use or smallholding with also the ability to create a degree of self sufficiency or those simply seeking a rural retreat.

The property enjoys great privacy being located off a no-though road, yet remains accessible to Welshpool, Shrewsbury and Oswestry with the larger conurbations beyond. The current owners have largely managed the land in an organic manner evident by the superb array of wildflowers and pollinating insects. The gardens and grounds in total extend to approximately 5.4 Acres which incorporates the main dwelling and a large Steel and Timber Framed Outbuilding/Barn, which has potential for various enterprises. The character home has been extended and incorporates period features which are complimented by modern appointments.

On the ground floor from the Entrance Hall is a thoroughly charming Sitting Room with exposed brick fireplace to a cast iron woodburning stove, complete with beamed ceiling and to the further side of the house is a large Home Office or Family Room with further exposed beams. A circular flow of the accommodation leads through to the stunning 'L' Shaped Open Plan Kitchen with Dining and Living Areas, which is ideal for contemporary living requirements and a social space for entertaining. The Kitchen has a bespoke range of pine units beneath slate counter tops and breakfast bar with a Belfast sink, integrated dishwasher and duel fuel range cooker. The Living and Dining Area has a part vaulted ceiling and a double aspect with an Inglenook fireplace housing a further Clearview woodburning stove and French doors leading out to the side.

Off the first floor Landing, pine ledge and braced doors lead to the 4 Double Bedrooms, one of which has a well appointed Shower Room with wainscoat wall panelling, low level W.C., wash basin and fully tiled cubicle with mixer shower. The Family Bathroom has a 3 piece suite with a freestanding roll top bath and further shower with an electric unit. The property has Oil Fired Central Heating from a Worcester boiler located in a ground floor Utility Room and Boot Room with a Cloakroom off.









- A Stunning Detached 4 Bedroom Country Property
- Idyllic Rural Location set off a no through road
- Being a haven for birds and wildlife with riverside setting
- Gardens, Grounds, Orchard and Pasture Land Extending in total to Approximately 5.4 Acres
- Useful Outbuilding with a variety of uses
- Remaining accessible to Welshpool, Shrewsbury and Oswestry
- Viewing Highly Recommended to Appreciate this Spectacular Location and Picturesque Surroundings
- Energy Efficiency Rating: 60 (D) (Expires: 24/07/2035)







OUTSIDE

From the council maintained no through road a gated private approach leads to the front of the property with mature lawned gardens and wildlife pond with specimen water plants and home to various wildlife with the current owners having seen otters during their time at the property.

Adjacent to the driveway is the **Steel and Timber Framed Barn** 13m x 7.5m with galvanised cladding, inset W.C. and outdoor Kitchen area and power and light. **Open Car Port** 7.20m x 4m Timber Framed and Clad, Log Store and Oil storage tank.

The natural and level established lawns encompass the house with potential for the cultivation of vegetables. Harvesting of timber within the grounds have provided a self sufficient wood supply during the period of ownership of the current sellers. A productive orchard has a variety of fruit trees with various specimen apples, cherry, pear and plum. The adjoining pasture land over the argae to the River Severn provides the most picturesque backdrop. The pasture land is well suited for domestic livestock in the form of a small holding.

SERVICES

Mains electricity, Water private drainage to septic tank.. **N.B**. The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'G'

DIRECTIONS

From our Welshpool Office travel north on the A483 for Oswestry through Pool Quay and take the B4393 for Llandrinio. Proceed through the village, pass the petrol filling station and after leaving the 50 mph speed restricted zone you will enter back into a 30 mph zone. Immediately prior to the traffic lights on the river bridge turn left signposted 'Haimwood' taking the next right turn signposted Haimwood (no through road). Continue down the lane for approximately 1 mile where the property is the 5th on the right hand side being well set back from the road.

What3Words:// bridge.regarding.signified

LAND REGISTRY NUMBER WA672778

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from Rivers – high risk – risk greater than 3.3% chance each year.
Flooding from Sea – very low risk - risk less than 0.1% chance each year.
Flooding from Surface Water and small watercourses – very low risk - risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

TENURE

Freehold.

COUNCIL TAX

Band 'G' Powys County Council

Agents Note: Due to the proximity of the River Severn the property is in a designated flood risk area. The property was affected by flooding during February 2022, however this is the only recorded instance during the current period of ownership.




























ELMS









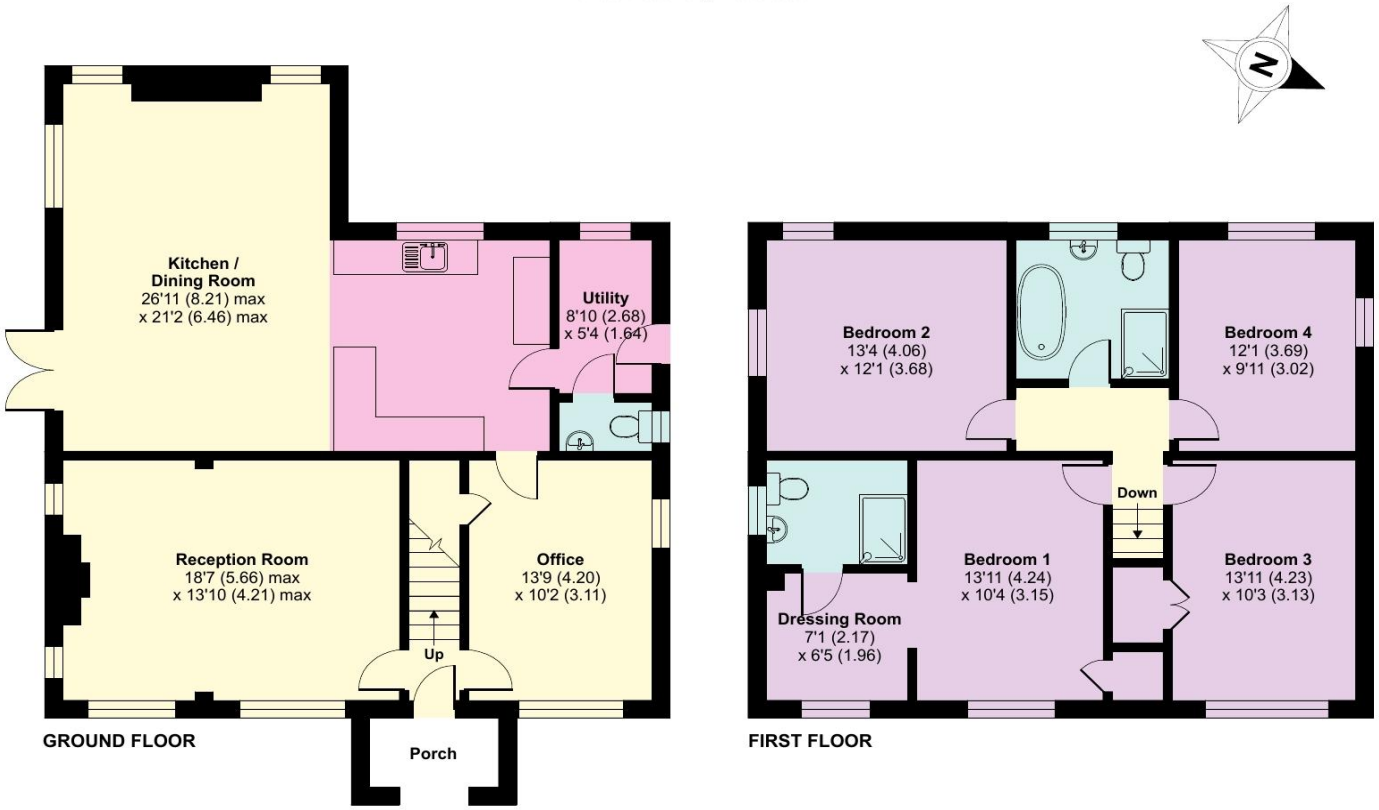


FLOORPLANS

Llandrinio, Llanymynech, SY22

Approximate Area = 1900 sq ft / 176.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Morris Marshall & Poole. REF: 1325841

MORRIS MARSHALL POOLE