



Calcott House
Llandrinio | Llanymynech | Powys | SY22 6SF

CALCOTT HOUSE





KEY FEATURES

Introducing Calcott House, a stunning four-bedroom detached timber frame home available for the first time ever. Built by the current owners and completed in November 1999, this exquisite property is nestled in just under two acres of meticulously maintained gardens and includes a detached double garage.

Designed to be spacious, light, and airy, Calcott House features high ceilings and dual aspect windows in most rooms. The accommodation briefly comprises an entrance hall, downstairs WC, living room, garden room, dining room, kitchen breakfast room, utility room, four bedrooms (including a master with en-suite), and a family bathroom.

The exterior boasts level lawns adorned with well-established trees, shrubs, and hedges. Patio paths encircle the house, leading to an outdoor seating area perfect for alfresco dining. The sweeping driveway guides you to the detached double garage, offering ample storage space and potential for other uses. Additional features include two useful sheds, a greenhouse, and ground based solar panels.

Maintained with meticulous care over the past 25 years, Calcott House is ready for its next owners to enjoy. Set in a picturesque location with stunning views in every direction, this property is a rare opportunity not to be missed. Viewing is highly recommended.





SELLER INSIGHT

“ We built Calcott House to our own specification 25 years ago and have thoroughly enjoyed our time here. We love the tranquillity of the location and the beautiful surroundings and feel the house would be well suited for a family looking for a country lifestyle within an active local community near to good schools.

Our favourite room in the house would have to be the Sun Room where we spend a lot of our time. However we are most proud of the garden as we have completely transformed it from a field to the lovely varied garden it is today.

We have many happy memories from our time here including hosting our son's wedding and other events for family and friends. We hope that the next owner will enjoy it as much as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Step Inside

Ground Floor: Upon entering the house through the beautiful entrance hallway, you are greeted by stunning solid oak flooring. To your left is a convenient downstairs WC with a wash basin. On your right is the spacious living room, which opens into the charming Garden Room. This versatile space can be enjoyed year-round and has become one of the owners' favourite rooms.

Double doors lead from the living room into the dining room, creating a seamless flow between the spaces. Patio doors open onto the patio area, perfect for alfresco dining and inviting the outdoors in.

The well-proportioned kitchen breakfast room includes ample space for dining. It features a range of wall and base units, a sink and drainer, an integrated oven, microwave, hob, extractor, fridge, and dishwasher. Dual aspect windows flood the room with natural light and offer delightful garden views. The adjacent utility room provides additional storage with wall and base units, a sink and drainer, and space for a washing machine, tumble dryer, and an American-style fridge freezer. A side door offers convenient access to the parking area.

First Floor: Stairs rise from the entrance hall to the first-floor galleried landing, where a beautiful window showcases the stunning countryside views.

There are four spacious bedrooms, each with fantastic views. The master bedroom features a dressing area with built-in wardrobes and a luxurious en-suite with a bath, shower cubicle, Jack and Jill wash basins, WC, and bidet. Two additional double bedrooms also have built-in wardrobes. The fourth bedroom is currently used as a single room/office, equipped with a built-in desk and shelving unit. Completing the accommodation is the family bathroom, which includes tiled flooring, a bath, shower cubicle, wash basin, WC, and bidet.























Step Outside

The sweeping private driveway leads down to the house, ending in a convenient turning circle. To the left of the house, there is ample parking space for several vehicles, providing access to the detached double garage. The garage offers additional storage space and potential for various uses such as a studio, workshop, home gym, or even conversion into further accommodation, subject to the necessary consents. It also includes an electric car charging point.

The secluded gardens surrounding the house consist mainly of level lawns, thoughtfully designed with different areas separated by well-established hedges. The gardens feature a variety of trees, shrubs, and well-stocked beds and borders, as well as two sheds and a useful greenhouse. Gravel paths and patio walkways meander around the house, leading to a seating area perfect for alfresco dining and to raised beds for keen gardeners. Solar panels are located on the far side of the garden.

Location

Calcott House is situated just outside the village of Llandrinio, offering a serene rural setting with stunning countryside views. Despite its peaceful location, the property is within walking distance of village amenities, including a garage and convenience store, a public house, and a church. The nearby village of Four Crosses provides additional amenities, and the larger towns of Welshpool, Oswestry, and Shrewsbury, located approximately 6.5, 9, and 15 miles away respectively, offer a wider range of services such as shops, cafes, schools, supermarkets, and train stations. The property is also conveniently close to the motorway network, making it an ideal location for commuters.





Services

Mains water and electricity. Private drainage.

There are ground mounted solar panels of 4KWh capacity. These were installed in November 2011 and provide an income of £0.71 per KWh. In 2023 they provided an income of £2,576. The KWh rate is tax free and increased by the rate of inflation each April.

Heating

Oil.

Tenure

Freehold.

Council Tax

Band G

Broadband: Please refer to openreach.com for fibre availability

Mobile Phone Signal: Please refer to <http://checker.ofcom.org.uk>

Directions

Using the app What Three Words type in: [code.blushes.complies](https://www.what3words.com/)

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OIRO £735,000

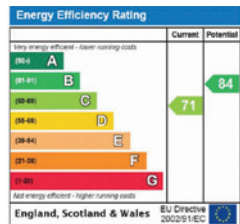
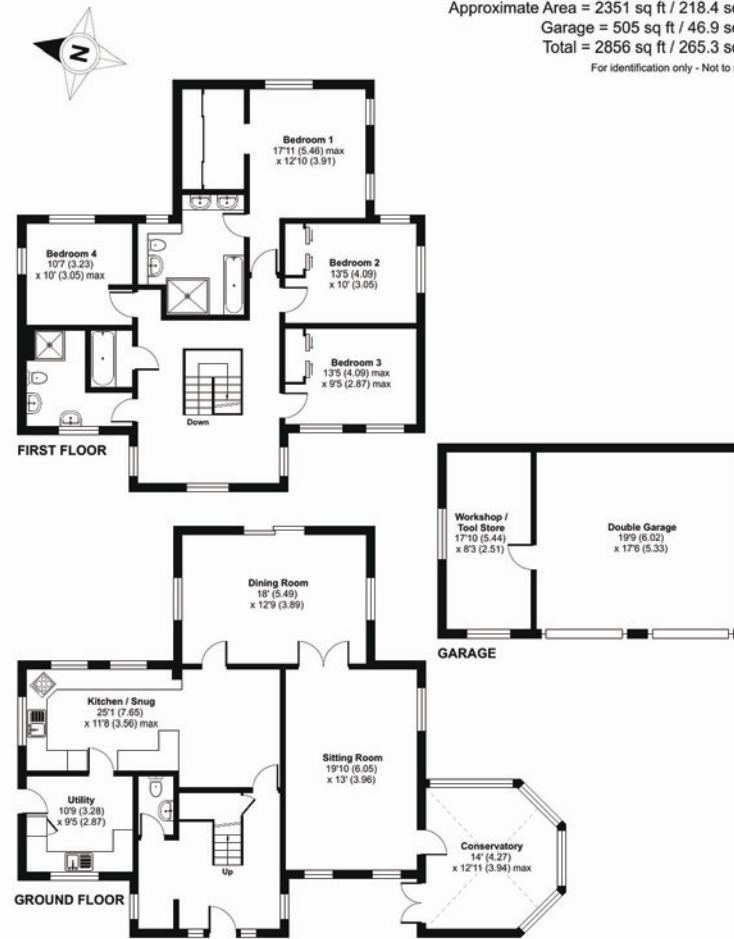
Llandrinio, Llanymynech, SY22

Approximate Area = 2351 sq ft / 218.4 sq m

Garage = 505 sq ft / 46.9 sq m

Total = 2856 sq ft / 265.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for McCarneys. REF: 1140104



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.06.2024





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