

Pantytanhouse Fach
Dolanog | Welshpool | Powys | SY21 0JU

FINE & COUNTRY

# PANTYTANHOUSE FACH





# KEY FEATURES

Dating back to 1802, Pantytanhouse Fach is an impressive detached Welsh longhouse occupying an idyllic rural setting within approximately 5.72 acres of beautifully maintained gardens and grounds. This versatile property offers a premium lifestyle and income opportunity, seamlessly combining a characterful main residence, a self-contained adjoined annexe, and a separate, fully embedded luxury yurt glamping business.

The primary longhouse is rich in original character and charm, while benefiting from an array of modern, energy-efficient upgrades, including both ground-source and air-source heat pumps, alongside solar and PV panels. Accommodation in the main house comprises an entrance porch, reception hallway, kitchen/breakfast room, utility room, and separate WC, alongside a spacious principal living room. The first floor offers three bedrooms and a family bathroom. The adjoined annexe is dynamically linked yet easily self-contained, the annexe features its own kitchen, a ground-floor shower room/WC, sitting room with garden views, and a large double bedroom above, providing potential for an independent rental stream or multi-generational living space.

The Embedded Yurt Business (www.thesecretyurts.com) is discreetly situated within the acreage to maintain residential privacy, the well-established 5* holiday let business comprises three fully equipped luxury yurts, each featuring its own private hot tub, a purpose-built central facility providing a dedicated, heated wet room for each individual yurt and a communal farmhouse kitchen and an impressive outdoor kitchen area equipped with seating, lighting and power, a BBQ and pizza oven.

The property is exceptionally well-appointed for both private use and guest logistics, featuring an attached garage/plant room, a further detached garage and two carports, and a substantial, dedicated guest parking area. The manicured gardens surrounding the home are predominantly laid to lawn, highlighted by a magnificent wisteria adorning the front elevation, with several seating areas perfectly positioned to take in the peaceful setting and far-reaching rural views.









# STEP INSIDE

Upon stepping in through the front door, you are welcomed into a characterful entrance hall featuring quarry tiled flooring, original oak doors and a traditional staircase. Straight ahead lies the beautifully appointed kitchen/breakfast room, a light-filled space with dual-aspect windows and an attractive flagstone floor. The contemporary kitchen is fitted with a range of quality units and integrated appliances, including double eye-level ovens and microwave, an induction hob set within the impressive inglenook fireplace, a Belfast sink with boiling water tap and dishwasher. A fridge is housed within a larder-style cupboard and is available by separate negotiation. Located just off the kitchen is a practical utility room with matching units, space for white goods and a stable door opening directly onto the gardens. Also accessed from the hallway is a convenient ground floor WC.

The generous sitting room is centred around a striking inglenook fireplace with a stone backdrop, oak mantel and a substantial log-burning stove. Beyond the sitting room is a further lounge, currently used as part of the self-contained annexe. This area also includes a fitted kitchen with integrated oven and hob, a ground floor shower room, and a bright double bedroom on the first floor.

Returning to the main house, the first-floor landing features exposed timbers and a useful linen cupboard, leading to three further bedrooms. Bedrooms one and two are both spacious doubles, with the principal bedroom benefiting from fitted cupboards on either side of the fireplace alcove, while bedroom two enjoys delightful views up the valley. Bedroom three provides an ideal child's bedroom, nursery or home office.

These bedrooms are served by the family bathroom, which retains plenty of character with exposed wall timbers and flooring. The bathroom also enjoys lovely views over the gardens and is fitted with a bath with shower over.






















PETMATE



# STEP OUTSIDE

Attached to the house is the former garage, now used as a wood store and plant room, housing both the ground source and air source heating control systems. It benefits from power and lighting. The gardens immediately surrounding Pantytanhouse Fach are predominantly laid to lawn and include a number of seating areas from which to enjoy the peaceful setting and abundant wildlife and a gate from the garden leads into an orchard – brimming with fruit trees that include pear, cherry, plum and very generous apple trees! A covered porch off the annexe offers a sheltered space to relax and appreciate the gardens throughout the year. From the front door, a private bark pathway leads to the aptly named "The Secret Yurts." There are three beautifully positioned yurts, each equipped with its own private hot tub, log burner and enchanting fairy lights, creating a unique and highly successful holiday accommodation business. Meandering pathways weave through approximately five acres of established gardens and private woodland, all fully enclosed and planted with a wide variety of mature and younger trees. There is also a secure dog area, ideal for pets of the yurt guests. The paths continue through the grounds to a dedicated guest parking area, as well as to a detached garage and adjoining carports.














OPEN













# LOCATION

Situated at the end of a quiet no-through lane, approximately 2.5 miles from the small market town of Llanfair Caereinion, the property enjoys a peaceful and private setting in the heart of the picturesque Powys countryside. Llanfair Caereinion offers an excellent range of everyday amenities, including primary and high schools, a doctor's surgery, three public houses, local shops, a petrol station and a leisure centre. The village of Meifod, around 4.5 miles to the north, provides additional amenities including a primary school, public house and convenience store. The larger towns of Welshpool and Oswestry are approximately 8.5 miles and 19 miles away respectively, offering a comprehensive range of shopping, leisure and educational facilities. For those who enjoy the outdoors, the stunning Welsh coastline lies around 40 miles to the west, while the renowned beauty spot of Lake Vyrnwy is just 9 miles to the north-west.







# INFORMATION



Services: Mains water and electricity. Private drainage to septic tank.

Heating: Both air and ground source heating and wood stove in the lounge.

Council Tax: Band E

Directions: From Welshpool follow the A458 for 6.6 miles and turn right onto the B4389 signed Meifod 4, Dolanog 5. Follow this road for 0.4 miles and turn left onto the B4382 signed Dolanog. Follow this road for 0.5 miles and turn left. Follow this lane and the property is the first property on the right hand side.
Using the app what3words type in: copes.submerge.tweed

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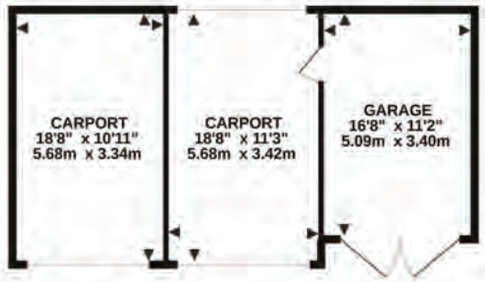
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*Offers in the region of* £950,0000

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GROUND FLOOR
1843 sq.ft. (171.2 sq.m.) approx.



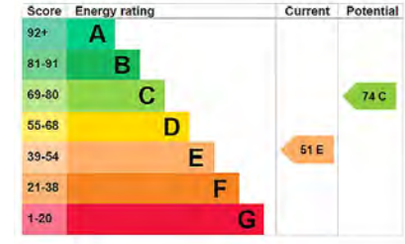




1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.




TOTAL FLOOR AREA : 2590 sq.ft. (240.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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