

Riverside
Llansantffraid | Powys | SY22 6SU

FINE & COUNTRY

RIVERSIDE





KEY FEATURES

Overview: Introducing Riverside, a charming five-bedroom detached home on the market for the first time in 25 years. Nestled in over two acres, next to the picturesque River Vyrnwy, with fishing rights, this fantastic Georgian mill house provides spacious accommodation across three storeys. The property includes two living rooms, dining room, five bedrooms, two bathrooms, kitchen/breakfast room, two conservatories and utility space. With spacious rooms and high ceilings, this home provides comfortable living, including modern conveniences, whilst keeping the original character, featuring wood flooring and stunning feature fireplaces.

There is a rear garden with lawn and patio, perfect for alfresco dining. Additionally, there are two outbuildings and a large covered dining area, plus two stables and two flat paddocks, offering excellent equestrian facilities. The front of the house features a driveway leading to a large parking area and a garage.

Location: Situated in a beautiful location next to the river whilst within a short walk into the village of Llansantffraid, offering peace and tranquility while maintaining close connections to a range of services. Llansantffraid is located just a short drive between the market towns of Welshpool and Oswestry. Welshpool is a bustling Welsh market town and has historical landmarks such as Powis Castle, whilst Oswestry is a pretty border market town with a mix of historic sights, vibrant arts scene and regular markets. Llansantffraid provides a peaceful place to live amongst beautiful countryside, within easy reach of the motorway network, linking to Liverpool, Manchester and Birmingham in one direction and the Snowdonia National Park and the stunning Welsh coast in the other. Llansantffraid is a vibrant village and offers a variety of services including a primary school, church, dentist, two convenience stores, two pubs, one award winning and one a boutique hotel, two takeaways, café, hairdressers and beauty salon, petrol station, football club, bowling club, local spa and gym. However, it is a close, warm community and maintains a village feel.

Step Inside

Ground Floor:
Entering through the front door, you step into the entrance hall, which leads to a spacious living room, with parquet flooring and feature fireplace with a wood-burning stove. It flows into a light-filled conservatory beyond, overlooking the rear garden, paddock and river. The dining room, perfect for entertaining, also includes a feature fireplace with an open fire and has French Windows opening onto the patio area. A downstairs WC adjoins the hallway.

Connecting from the hall, is a second living room with dual aspect windows, leading to the kitchen/breakfast room. This bespoke oak kitchen is equipped with a range of wall and base units, integrated appliances, Belfast sink, Aga and a beautiful bay window with garden views. A cosy nook offers an intimate dining space. The side conservatory off the kitchen provides useful addition space with a utility room beyond. Stairs from the kitchen also descend to the cellar.

























First Floor:
Stairs lead from the hall to the first floor, where there are three double bedrooms which feature built-in wardobes and fireplaces. There is also a study on this floor, which could also serve as an additional bedroom or nursery. The family bathroom includes a WC, washbasin, bath and separate shower. Each room offers far-reaching views of the surrounding countryside.

















Second Floor:
At the top of the house is the master bedroom, which features an en-suite bathroom with marble tiles, a free-standing bath, walk-in shower, WC and washbasin.











Step Outside
The property is approached via a gravelled driveway, offering ample parking and turning space in front of the house and a garage.

The rear of the house has a manicured walled garden, featuring lawn and patio areas, perfect for seating or alfresco dining. The garden is adorned with well established trees, shrubs and plants.

The range of outbuildings includes a sheltered seating area, making it an ideal hosting place regardless of the weather, plus two further storerooms. Gates leading from the garden go to the stable area, which has two stables and two concrete yards.

Beyond are two flat paddocks, one situated at the rear of the house adjacent to the river, of which has riparian and fishing rights. Adjoining this paddock is a small wooded area. The other paddock is at the front of the property, situated between the house and the road.

Set in over 2 acres, the property offers versatile space for a variety of uses.

Agent's Note:
Due to the nature of the property's situation, the land adjoining the river is known to occasionally flood in very extreme weather.





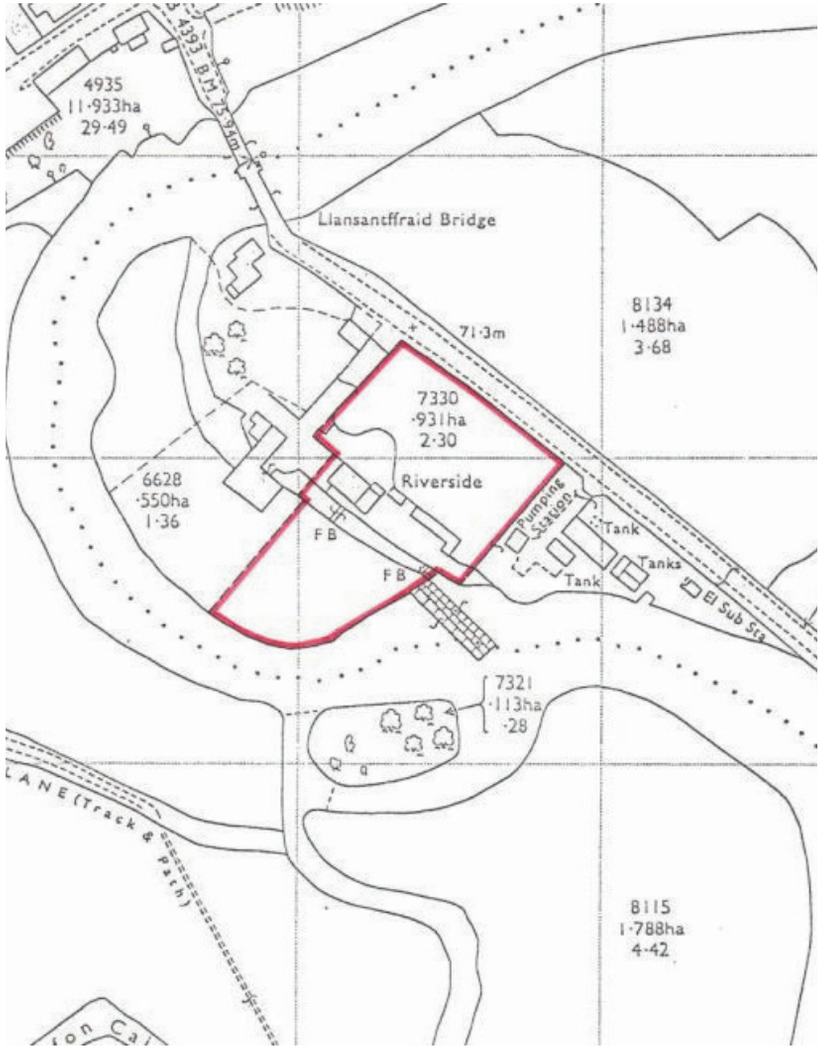


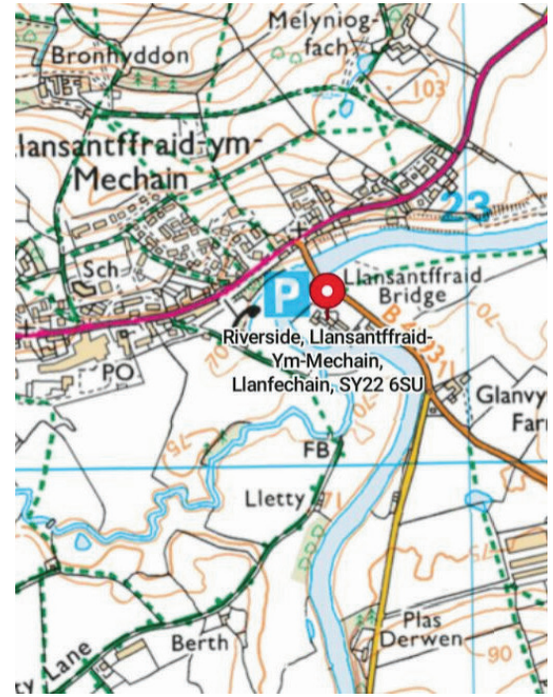














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Heating
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Council Tax
Band H

Broadband: Please refer to openreach.com for fibre availability

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

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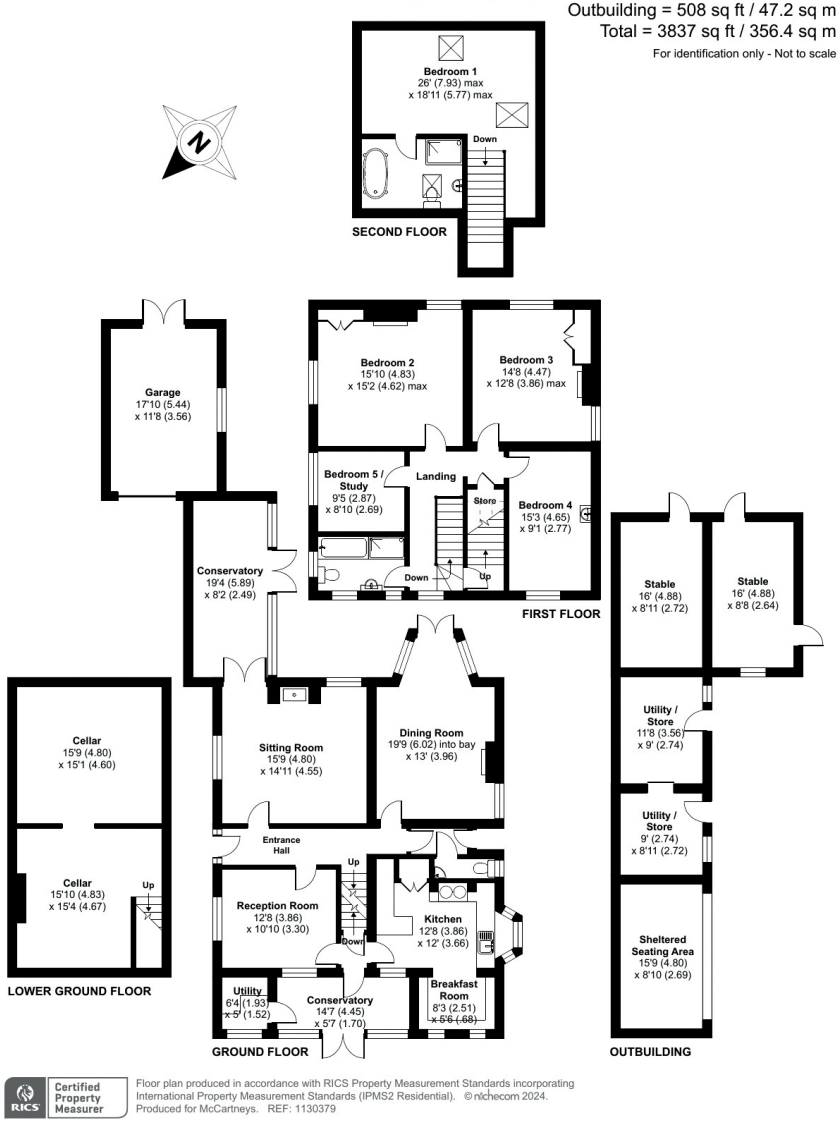
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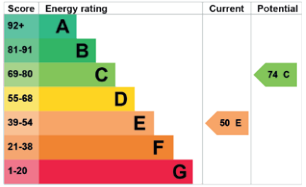
Asking price £595,000

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Riverside, Llansantffraid, SY22

Approximate Area = 3329 sq ft / 309.2 sq m (includes garage and excludes sheltered seating area)
Outbuilding = 508 sq ft / 47.2 sq m
Total = 3837 sq ft / 356.4 sq m
For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCartneys. REF: 1130379

The Property Ombudsman

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