

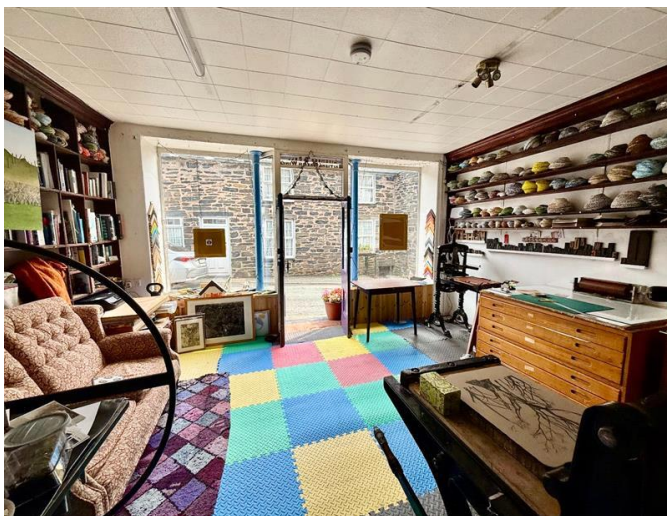
Maelor, Corris,
Machynlleth, SY20 9SP

OIRO £295,000

Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



4/5 Bedrooms

Shop

Sitting Room

Dining Room

Kitchen

Large attic room

3 Cellar Rooms

Village Centre Location

EPC TBC

Maelor is an impressive village-centre property offering an exceptional combination of generous living space and commercial potential. The accommodation comprises a spacious ground-floor shop, four bedrooms, an artist's studio, two additional attic rooms and three substantial cellar rooms, creating a versatile property with endless possibilities.

Currently operating as an artists' residency retreat, Maelor presents an exciting opportunity to continue a similar venture or to create a wonderful family home while running a business from the adjoining shop.

The property benefits from spacious, well-proportioned rooms, high ceilings and an abundance of natural light throughout. Oil-fired central heating and double glazing ensure comfort all year round.

The main accommodation is accessed via an entrance hall, which leads to the sitting room, dining room, kitchen and staircase to the first floor. A connecting door provides access to the shop, which also benefits from a separate rear WC. Beneath the property are three large cellar rooms, offering excellent storage or potential for a variety of uses.

The first floor features four generous bedrooms together with a spacious artist's studio. The studio could easily be converted into a further bedroom by reinstating a doorway from the landing if required. Stairs continue to the second floor, where there is a large attic room complete with a wood-burning stove, leading through to a further attic room, providing flexible accommodation for hobbies, guests or home working.

To the rear of the property is a small outside space with the oil tank.

Maelor represents a rare opportunity to acquire a substantial period property with the added advantage of a prominent commercial space, making it ideal for those seeking a home with business potential in a thriving village location.

Corris is a picturesque and highly desirable village set within the beautiful Dyfi Valley on the southern fringe of Eryri (Snowdonia) National Park. Surrounded by ancient woodland and spectacular scenery, it is a paradise for walkers, mountain bikers and outdoor enthusiasts, with the iconic Cadair Idris nearby. Conveniently located between the market towns of Machynlleth and Dolgellau, Corris enjoys a welcoming community atmosphere and provides an excellent base from which to explore the surrounding countryside. The village offers a range of amenities including a local shop and café, a traditional public house and a well-regarded primary school.

Council Tax Band: Exempt

Tenure: Freehold
 Garden details: Rear Garden
 Electricity supply: Mains
 Heating: Oil, Woodburner
 Water supply: Mains
 Sewerage: Mains
 Broadband: ADSL

Shop <i>w: 5.52m x l: 10.57m</i>	Door and 2 display windows to front, original shop fittings to include shelving and counter units, skylight to rear, space for sink, space for washing machine, radiator, laminate flooring, door into entrance hallway, steps and door into:-
W.C. <i>w: 2.92m x l: 0.74m</i>	Low level W.C. , wash hand basin, Worcester oil boiler, skylight, concrete flooring, door to rear alleyway.
Entrance Hallway <i>w: 1.87m x l: 7.74m</i>	Door to front, coved ceiling, door and staircase to cellar, staircase to first floor, laminate flooring.
Sitting Room <i>w: 3.05m x l: 3.5m</i>	Window to front, original panelling, coved ceiling, picture rail, tiled open fireplace, shelving, radiator, laminate flooring.
Dining Room <i>w: 3.44m x l: 3.66m</i>	Window to rear, picture railway, built in cupboard, tiled fireplace and hearth housing wood burning stove, radiator, carpet.
Kitchen <i>w: 2.73m x l: 2.23m</i>	Door and window to side, 3 wall units, 5 base units under a butcher block worktop, composite sink and drainer, space for cooker, space for fridge/freezer, space for fridge, laminate flooring.
First Floor	
Landing <i>w: 2.9m x l: 3.71m</i>	Velux to rear, radiator, exposed floorboards, staircase to attic rooms.
Studio <i>w: 3.46m x l: 4.43m</i>	Currently used as an artists studio with bedroom leading off. Window to front with forestry views, radiator, exposed floorboards. Door into:-
Bedroom 1 <i>w: 3.06m x l: 2.77m</i>	Window to rear, radiator, carpet.
Bedroom 2 <i>w: 2.9m x l: 3.46m</i>	Window to front, forestry views, radiator, exposed floorboards.
Vestibule <i>w: 1.03m x l: 0.73m</i>	Exposed floorboards, doors into bedrooms 3 and 4.
Bedroom 3 <i>w: 3.31m x l: 3.74m</i>	Window to front, forestry views, radiator, exposed floorboards.
Bedroom 4 <i>w: 3.55m x l: 3.45m</i>	Window to rear, built in wardrobes, radiator, carpet.
Shower Room <i>w: 2.36m x l: 2.23m</i>	Window to side, mainly tiled walls, shower cubicle with wet wall panelling and electric shower, pedestal wash hand basin, low level W.C. , airing cupboard housing hot water tank, radiator, cushion flooring.

Second Floor

Attic Room 1

w: 6.53m x l: 4.9m

Velux window to front and rear, exposed beams and A-Frame, freestanding woodburning stove on a slate hearth, exposed floorboards. Door into:-

Attic Room 2/Bedroom 5

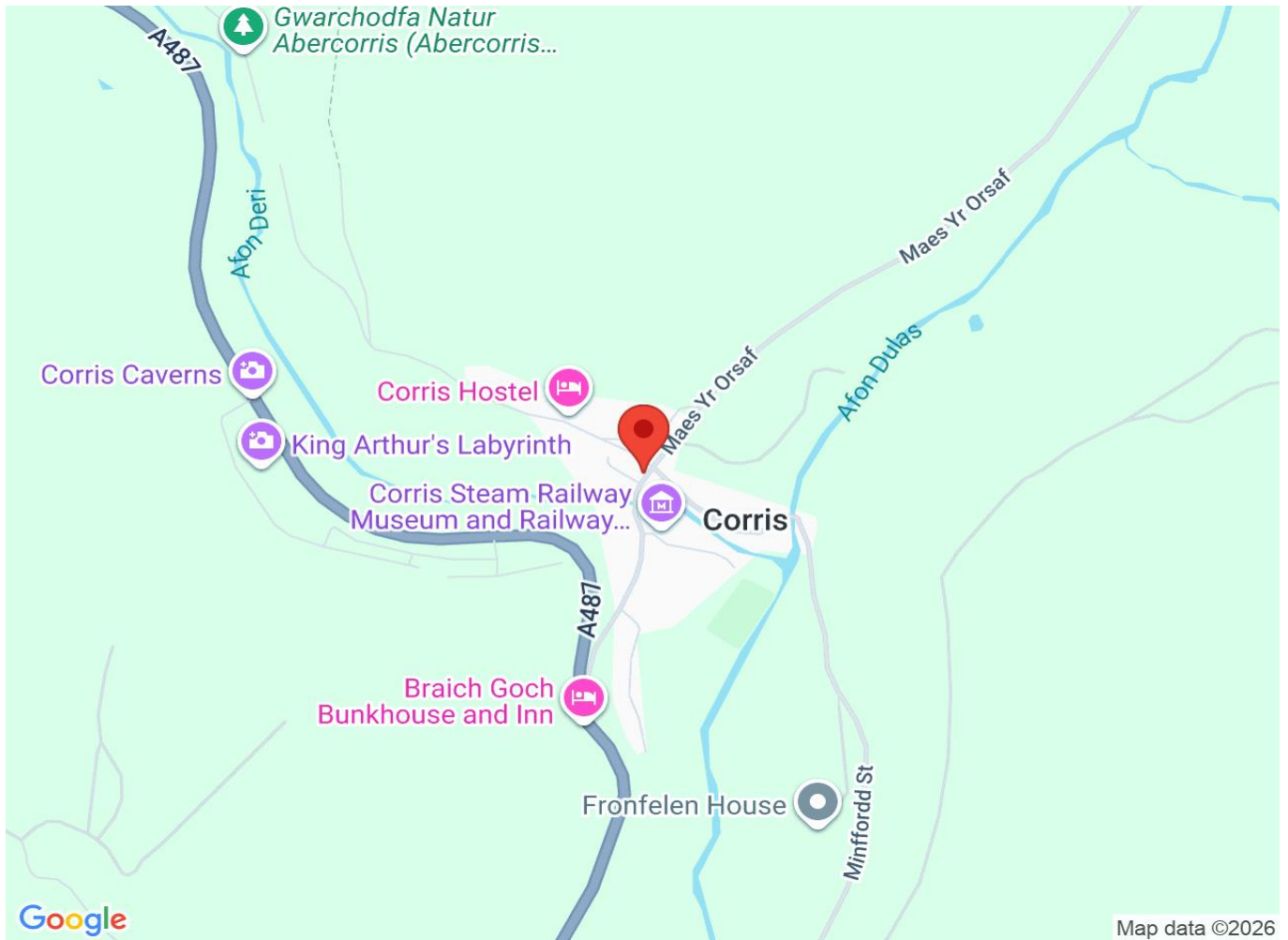
w: 3.56m x l: 5.03m

Velux window to rear, radiator, exposed floorboards.

Outside

Pathway leading to a small outside space with oil tank, pathway continues along the rear of the property providing access to the door leading into the W.C. at the rear of the shop.

Location





Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	Exempt
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3316

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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