



Glanvyrnwy House, Llansantffraid,
Powys, SY22

Asking Price: £475,000

Tenure: Freehold



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Council Tax Band: G
EPC Rating: E
Local Authority: Powys County Council

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VIEWING HIGHLY RECOMMENDED - This highly individual and spacious four double bedroom detached former restaurant, offers multiple reception rooms, flexible living/working space, 4 x ensuite bedrooms, a three-bay carport and views over the adjacent farmland. In addition, there are gardens to all sides, refitted breakfast kitchen with built in appliances and extensive parking.

Description

This highly individual detached former restaurant offers flexible four bedroom accommodation over 2 floors and has views over adjacent farmland.

Inside, the ground and first floors provide a mix of bedrooms and reception space, ideal if you’re looking for options such as guest rooms or a home office. 4 double bedrooms which benefit from their own ensuites, while there is a further family bathroom serving the home. A study doubles as a potential fifth bedroom if required.

There are five reception rooms, giving plenty of scope to arrange living, dining and hobby spaces. The main living room sits alongside a conservatory, making the most of the outlook. Additional family and games rooms offer further space to spread out and create separate zones. The breakfast kitchen features wood counter tops and built-in appliances, with room for everyday dining.

Outside, a three-bay carport provides covered parking and storage, and the surrounding outlook across farmland adds a rural feel.

Directions

From Oswestry take the Welshpool Road and turn right at the Llynclys crossroads to Llanrhaeadr. After approx. 1 mile turn left to Llansantffriad and follow the road into the village, taking the 1st left over the bridge then next right at the fork in the road. The property will be found on the left.
What 3 Words: SKILL.FASTER.TWITCHING

Entrance

Timber storm porch.

Entrance Hall

Double glazed composite door.

Living Room

18'3" x 15'6" (5.56m x 4.72m)
2 radiators, double glazed window & patio doors leading off.

Conservatory

14'4" x 9'1" (4.37m x 2.77m)
2 radiators, double glazed windows & bi-fold doors leading out.

Inner Hall

3 radiators, dog leg staircase leading to first floor.

Cloakroom

Comprising WC, wash basin.

Family Room

13'1" x 12' (4m x 3.66m)
Radiator, double glazed window.

Games Room

27'8" x 10'11" (8.43m x 3.33m)
A large & versatile room, currently used as a snooker room, 2 radiators, double glazed window & door.

Office/Bedroom 5

13'10" x 7'11" (4.22m x 2.41m)
Radiator, double glazed window.

Study

8'7" x 6'11" (2.62m x 2.1m)
Leading from the Family Room

Breakfast Kitchen

14'7" x 12' (4.45m x 3.66m)
Refitted in a range of base & wall units with oak worktops, comprising Belfast sink unit with mixer taps, built in double oven, 5 ring gas hob & dishwasher, radiator, (Boiler room leading off with Worcester gas fired boiler).

Dining Room

19'2" x 10'4" (5.84m x 3.15m)
Built in cupboards, oak worktops, 3 radiators, double glazed window & French doors leading out.

Utility Room

Sink unit with mixer taps, oak worktops, plumbing for washing machine.

Bedroom 3

14'1" x 9'4" (4.3m x 2.84m)



For full EPC please contact the branch.

Radiator, double glazed window.

Ensuite

Comprising WC, wash basin, shower cubicle, radiator.

First Floor

13'1" x 11' (4m x 3.35m)
Open plan area, access to loft space, radiator, double glazed window with views.

Bedroom 1

16'5" x 14'7" (5m x 4.45m)
Radiator, 2 double glazed windows with views.

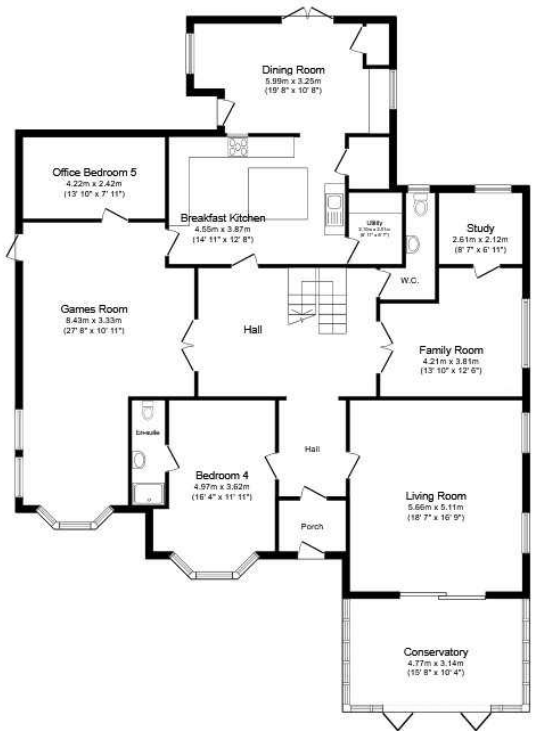
Dressing Area

8'9" x 6'3" (2.67m x 1.9m)
Built in cupboard, radiator, double glazed window.

Ensuite

Comprising WC, wash basin, bath, shower cubicle, towel radiator, extractor, double glazed window.

Bedroom 2



Ground Floor

Total floor area 304.6 sq.m. (3,279 sq.ft.) approx



First Floor

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.