



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Coed Y Gaer Fawr, Llandinam SY17 5AZ

- Detached 4-bedroomed country house with 2-bed annexe with 5 acres (2.02 ha).
- Situated in an idyllic rural location with panoramic breath taking views over the Welsh countryside.
- Suit purchasers looking for a lifestyle opportunity with the benefit of additional income from the adjoining holiday annexe, working from home utilising the adjoining studio/music room.
- Further potential to convert.
- Surrounded by attractive gardens with well established trees and shrubs, large wildlife pond and detached summer house.
- EERs = 61 & 37

VIEWING HIGHLY RECOMMENDED



£499,995

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Foreword:

The sale of Coed y Gaer Fawr by the current owners offers a lifestyle opportunity for a purchaser wishing to live in an idyllic rural location. The current owners have used Coed y Gaer Fawr as a family home. It also provides a useful income from the holiday annexe as well as running their business from the property. Situated amongst the Welsh hills yet only 5 miles from the market town of Llanidloes with its historic black & white market hall which offers an interesting range of shops and facilities together with primary & high schools. The local primary school is 3 miles away in the village of Llandinam which also has a community hall and public house. The coastal university town of Aberystwyth is 37 miles, village of Caersws with railway station 5.5 miles. Larger market town of Newtown 10 miles. Nearest popular tourist attractions (ie) Powis Castle, Clywedog Reservoir, Hafren Forest, Elan Valley Reservoirs, Red Kite Centre etc.

COED Y GAER FAWR:

Accommodation:

Ground floor:

Rear Entrance Porch quarry tiled floor

Inner Lobby radiator, door to Y Beudy

Utility Room with oil fired central heating boiler, plumbed for washing machine, base & wall unit, worktop surface, part tiled walls, recess for tumble drier

Sitting Room 12'8" x 10'6" (3.86 x 3.2) With large brick inglenook housing multi fuel burner, oak beam over, original bread oven, radiator, beamed ceiling, wall shelves



Dining Room 13'5" x 11'11" (4.09 x 3.64) With traditional brick chimney breast and slate hearth, radiator, quarry tiled floor, inset ceiling lights, glazed door leading onto patio and garden



Kitchen 11'2" x 11'7" (3.4 x 3.53) With base, larder & wall units, worktop surfaces, inset 1½ bowl sink unit, recess for cooker, electric cooker point, extractor hood over, plumbed for dishwasher, glazed door through to dining room



Inner Lobby coat hooks

Bathroom With panelled bath, pedestal wash basin, w.c., part tiled walls, heated towel rail



Front Entrance Hall with understairs cupboard, radiator, staircase to first floor, cupboard housing the electric meter & solar panel controls

First floor:

Landing access to loft

Bedroom 1 15'0" x 12'4" (4.58 x 3.75) Picture window to views over the garden & countryside, radiator, walk-in wardrobe



Shower Room, shower cubicle with glazed door, wash basin with cupboard under, w.c., fully tiled walls, heated towel rail, extractor fan



Bedroom 2 11'6" x 11'1" (3.5 x 3.39) Double built in wardrobe, radiator, laminate flooring



Bedroom 3 8'8" x 12'10" (2.63 x 3.9) Radiator, built-in storage

Bedroom 4/Study 12'10" x 10'11" (3.91 x 3.32) (max), radiator

Outside:

Music Room/Study/Studio 20'4" x 12'10" (6.2 x 3.92) Radiator, vaulted ceiling, half glazed door

Workshop 16'6" x 14'2" (5.04 x 4.31) Stable door & rear entrance door

Garage With 2 metal up & over doors, side door



Surrounding the property is a cottage garden with vegetable plot, small orchard with damson, apple, pear & plum trees. Mature trees & shrubs. Large wildlife pond with central island.

Outside tap. Outside lighting. Additional borehole water supply.

The homestead, pasture and woodland stands in grounds comprising an area of woodland to the right of the entrance drive together with pasture land to the west of the house

Gravelled patio. Front lawn. Greenhouse.



Outside:

The property is approached by a driveway into a large parking and turning area. Attached to the house are the Music Room, Workshop and Garage which could be incorporated into the main house or converted into further holiday accommodation, all subject to receiving the necessary consents.



Courtyard in front of Y Beudy with carport. Attached is a brick & timber clad Barn under a slated roof with original stabling & cobbled floor.

Barn 1 17'5" x 18'0" (5.3 x 5.48) Open through to **Barn 2** 17'7" x 15'7" (5.36 x 4.76) Open space on the first floor over all the ground floor

Y BEUDY:

Currently let as holiday accommodation providing a useful additional income and is advertised on Cottages4U (www.cottages4you.co.uk), and comprises

Kitchen/Breakfast Room 14'8" x 12'2" (4.46 x 3.72) With modern cream units comprising drawer, base & wall cupboards, glazed display wall cupboards, worktop surface, inset stainless steel sink unit, built in oven, 4-ring halogen hob, extractor hood over, integrated fridge, part tiled walls, laminate flooring, 2 radiators, half glazed rear door, inset ceiling lights, integrated washing machine, steps up to the living room



Living Room 15'1" x 14'10" (4.6 x 4.51) With vaulted ceiling, exposed brick walls, 2 windows, velux window, 2 radiators



Rear Entrance Hall with door to garden, laminate flooring, broom cupboard

Bedroom 1 10'11" x 10'11" (3.33 x 3.34) 2 built in wardrobes, radiator



Bedroom 2 9'7" x 5'7" (2.91 x 1.69) radiator, laminate floor

Shower Room Wash basin with cupboard under, curved shower cubicle, heated towel rail, fully tiled walls & floor



Wooden Summer House/Chalet

Of block construction with external wooden cladding, insulated roof and comprising:

Room 1 3.4 x 4.52 (11'2" x 14'10") with french doors & sliding doors with view of the wildlife pond, surrounding countryside & woodland, internal door through to

Room 2 2.98 x 3.42 (9'9" x 11'3") with half glazed entrance door, window

Decked seating area.

Electric and water supply



Services:

Coed y Gaer Fawr has mains electricity. Shared private water. Oil central heating with boiler in the utility room. Private septic tank drainage.

Y Beudy has its own mains electricity supply. External oil fired central heating boiler. Private water and drainage.

Telephone connected subject to BT regulations

NB The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

Tenure:

Freehold. The blue line on the plan is a right of way for the current vendor to their retained land.

Council Tax:

Coed y Gaer Fawr - Band 'E' (online enquiry)

Y Beudy - to be ascertained

Energy Performance Certificate:

A full copy of the EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/8899-3981-7429-8107-3233> and [8494-8485-3529-6507-2233](https://www.epcregister.com/direct/report/8494-8485-3529-6507-2233)

To View:

By arrangement with the agents

Directions:

From Llanidloes proceed out of town towards Newtown on the A470. Continue for approximately 4 miles turning right before Glanfeinion Farm on the right hand side (No Through Road sign). Continue on this road for 0.2 mile then turn right signposted Y Beudy. Continue on this road for a further half mile to the property.

Website:

To view a complete listing of properties available For Sale or To Let please view our website: www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.

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Please Note:

Option to purchase the agricultural steel framed building by separate negotiation.

12/17 LSV/432 amended 06/18



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