Clare
Evans & Co

Estate & Letting Agents, Auctioneers

Pant-y-Cae Oakley Park, Nr Llanidloes, Powys, SY18 6LP

Attractive country residence with FOUR BEDROOMS and FOUR BATHROOMS tastefully extended to provide flexible, spacious accommodation suitable for families, multi-generational living, home working or even with B&B/ AirBnB potential. The property is complimented by a range of outbuildings, including stabling blocks, tack/fodder storage and separate dog kennelling. An additional steel-framed box profile building (30' x 45') with large sliding entrance door provides excellent space for a number of uses.

Pastureland extending to 2.5 ACRES provides an ideal opportunity for smallholders, equine enthusiasts or for those seeking 'the good life' in this beautiful part of rural Mid Wales.
GROUND FLOOR: * Entrance Hall * Lounge/Dining Room * Office/Study * Kitchen * Wet Room * Bathroom with separate Shower * Bedroom * Side Entrance Lobby *
FIRST FLOOR: * Three Bedrooms (one ensuite) * Bathroom with separate Shower *
* EPC rating D*

£595,000 Price Freehold

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ACCOMMODATION comprises:

Entrance Hall
Part glazed solid entrance door with fanlight over. Quarry tiled floor. Balustraded staircase with fitted carpet rises to the First Floor.

Doors to:

Open-plan Lounge / Dining Room

Lounge Area
Brick fireplace currently fitted with a wood burning stove set on a raised tiled hearth. Quarry tiled floor. Window to front and delightful bay window to side overlooking the side grounds and to the beautiful hills beyond. Radiator. Open to:

Dining Area
Window to side and fully glazed French doors giving access to the rear garden area. Quarry tiled floor.

Kitchen/Breakfast Room
Worktop having inlaid 1.5 bowl ceramic sink and mixer tap with space and plumbing under for washing machine, dishwasher and other white goods. Dual fuel range-style oven. Extensive shelving. Quarry tield floor. Radiator. Large window to front and part-glazed door to side.

Ground Floor Wet Room
(Requiring some finishing). Accessible shower room with no-threshold shower area with electric shower heater. folding doors, wall hung wash hand basin and low level wc suite.

Obscure window to rear.

Office / Study
Extensive shelving. Radiator Window to front.

Inner Corridor
From the Entrance Hall, an inner corridor extends to the large extension to the original farmhouse.

Lobby Area
Quarry tiled floor. Radiator. Half-glazed door to separate entrance. Doors to:

Ground Floor Bathroom
Freestanding bath. Vanity unit with wash hand basin having cupboard under. Low level wc suite. Large walk-in shower with glass door and thermostatic shower heater.

Recessed lighting, extractor fan, radiator. Fully tiled walls and quarry tiled floor. Window to front.

Bedroom 4 (Ground Floor)
Spacious room with quarry tiled floor, window to front and independent external access.

Pine balustraded staircase rises to the First Floor.

Master Bedroom Suite (Bedroom 1)
Triple aspect provided by window to front, side and rear having super rural views. Solid wood floor. Radiator. Access-hatch to roof space.

Ensuite
Vanity unit comprising wash hand basin with cupboard under. Low level wc suite. Extractor fan. Solid wood floor.

From the main Entrance Hall is accessed the First Floor of the original farmhouse.

Galleried Landing
Fitted carpet, radiator, window to front. Access-hatch to loft space. Doors to:

Bedroom 2
Fitted carpet, radiator, window to side. Shelving in alcove. Access-hatch to loft space.

Bedroom 3
Fitted carpet, radiator, window to front.

Bathroom
Panelled bath with central mixer tap with hand/shower attachment. Large walk-in shower cubicle with glass screen, thermostatic shower. Low level wc suite, Vanity unit comprising wash hand basin with cupboard under. Recessed lighting, radiator, obscure window to rear.

Fully tiled walls.

OUTSIDE

The property is accessed through a gate off the council highway to a large parking and turning area outside of the property.

There is a range of stabling (8 individual stables - some are small but are ideal for knocking together to make larger) suitable for equestrian and smallholding purposes, as well as a stable block that would also suit other pursuits including storage and workshop functions.

There is also a large steel framed building with sliding machinery door to the front providing excellent storage options.

A STATIC CARAVAN with electric, water and propane gas connected is also included in the sale.

LAND

The land extends to 2.5 acres and property comprises lawned areas around the house, as well as paddocks suitable for grazing for all classes of livestock.

The smaller paddocks near to the hosue would be ideal for conversion in to productive vegetable and fruit growing and it is understood that they were used for this purpose in the past.

Services

Mains electricity and water. Private drainage.

Local Area

Local Area: The property is conveniently located a few minutes drive from the A470 that runs north to south in Wales, and is a five minute drive from the popular tourist and market town of Llanidloes, renowned for its friendliness and hospitality. The area is known for the wonderful attractions and scenery in which it is located which include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 13 miles north of Llanidloes. The nearest train station is six miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 33 miles distant..

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Council Tax

We are advised that the property is in Council Tax Band E.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

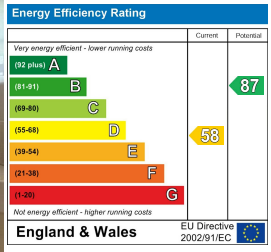
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

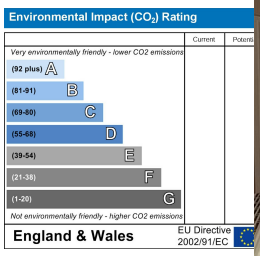
Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Flood Risk (from NRW)

Flooding from rivers:
VERY LOW RISK Risk less than 0.1% chance each year





Flooding from the sea:
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses
VERY LOW RISK Risk less than 0.1% chance each year

Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill. The cost for each check is £36.

DMCC Reference

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