



Dol-Llys Fach, Oakley Park, Nr Llanidloes, Powys, SY18 6LT

Detached STONE THREE BEDROOM former farmhouse having great charm and character and with several traditional outbuildings including a BRICK RANGE providing extensive stabling and storage, a GARAGE, a WOOD STORE, a POLE BARN and a BLOCK BUILT building. There is much scope for further development subject to gaining any necessary consents.

The property stands in large grounds and has a delightful enclosed garden to the front, a fruit orchard to the side and the outbuildings are very usefully spaced out. Located amidst the stunning Montgomeryshire countryside, the property is conveniently only a few minutes drive from the popular market town of Llanidloes, with its bustling independent shops and tree-lined streets.

Viewing is recommended to appreciate all that this property has to offer!

EPC Rating 'F'

£490,000 Offers in the region of Freehold

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Covered Porch

Having attractive brickwork and slated roof. Quarry tiled floor.

Solid wood door to:

Entrance Lobby

Quarry tiled floor. Doors to Kitchen and Dining Room.

Kitchen

Range of matching base and wall units with worktops and tiled splashbacks over and incorporating a 1.5 bowl inlaid sink with mixer tap. Slot-in electric double oven with ceramic hob and integrated extractor fan over. Quarry tiled floor. Exposed beams. Radiator. Window to front.

Door to Rear Entrance Hallway with access to the Utility Room, Boiler Room and very useful Storage Room.

Dining Room

Attractive inglenook fireplace with oak lintel over, having exposed brickwork and including a bread oven. The fireplace is currently fitted with an electric woodburner-effect stove. Built-in glass cabinet with shelving. Exposed beam. Radiator, Window to front.

Rear internal door to:

Utility Room/Pantry/Larder

Extensive tiled worksurface and shelving. Linoleum floor. Obscure window to rear, Internal door to Rear Entrance Lobby.

Lounge

Tiled fireplace currently fitted with a coal effect electric fire. Built-in painted pine cabinet in alcove having cupboard below an attractive glass bookcase over.

Fitted carpet, radiator and sash window overlooking the garden at the front of the property.

Door to understairs cupboard with concrete floor, light and shelving.

FIRST FLOOR

From the Ground Floor a staircase with hand rail and fitted carpet rises to the First Floor.

Landing

Fitted carpet, two windows to rear, radiator. Access-hatch to roof space.

Bedroom 1

Exposed painted beams, radiator, fitted carpet. Sash window to front. Tiled fireplace (currently blanked off). Walk-in store with window to front.

Middle Bedroom 2

Fitted carpet, radiator, sash window to front. Built-in wardrobe with hanging rail.

Bedroom 3

Fitted carpet, radiator, Windows to front and to side with fabulous rural views. Built-in wardrobe with hanging rail.

Large Linen Room / Airing Cupboard

Hot water cylinder, batten shelving, fitted carpet.

Bathroom

Panelled bath with tiled splashback, pedestal wash hand basin and wc suite.

Fluorescent light with shaver point, radiator, fitted carpet.

Obscure window to rear.

OUTSIDE

The property is spectacularly located among the rolling hills and open countryside of the Cambrian Mountains.

There is a delightful lawned area in front of the house with mature hedged boundary and having flowering shrubs and specimen



trees.

Adjoining the house there is an attractive enclosed area with orchard.

POLE BARN

Two bay POLE BARN with corrugated iron roof and side and open to the front.

BRICK RANGE

BRICK RANGE comprising a stables, looseboxes and garaging/storage opportunities with tollant storage above. The barn has lovely beams and offers great potential for further development subject to planning. To the rear of the barn is a block built barn providing further storage options.

WOOD STORE

At the side of the property is a single storey red brick building with slate roof currently used for storing firewood. Adjacent to this is a block-built open fronted garage.

BLOCK BUILT BUILDING

On the north eastern boundary of the large plot is a large 5-bay block built building with concrete floor and windows to each side aspect.

Please Note

There is a right of way in favour of the neighbouring farmer only, along the lane to the property to a five-bar gateway in the

northern boundary hedge. We are advised by the current owners that this is only rarely used.

Services

Mains electricity and water. Private sewerage. Oil fired central heating.

Viewing Arrangements

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

Llanidloes

Dol-Llys Fach is located amongst the glorious mid Wales countryside and enjoys fabulous views from each window.

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality. It 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, all of which are within an easy walking distance. 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 14 miles north of Llanidloes. The nearest train station is eight 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 30 miles distant.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G		27	(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



mentioned have not been tested by us and we cannot verify that they are in working order.

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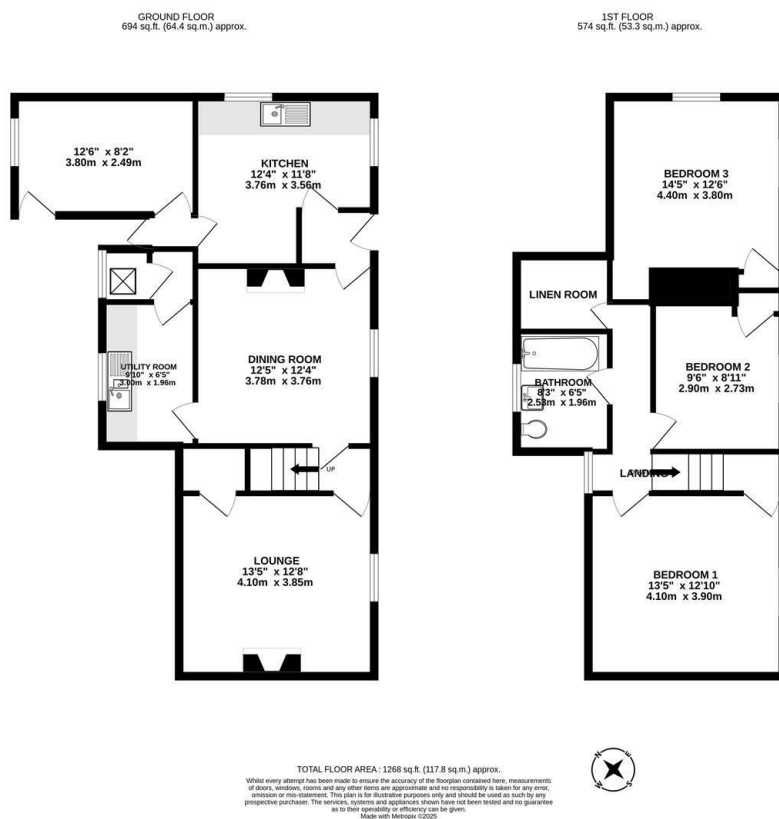
and therefore adhere to their Code of Practice.

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Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

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