



Guide Price £675,000

 5 Bedrooms

 1 Bathroom

 Land

Haimwood, Llandrinio, Llanymynech
Powys, SY22 6SQ

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General Remarks

An exciting opportunity to purchase a country property situated in a picturesque setting adjacent to the River Severn. The property comprises of a 5 bedroom Farmhouse and adjoining outbuildings together with three additional cottages (currently yielding an annual rent roll of £17,400) within a courtyard setting, together with land extending in total to around 5.95 acres. The property was run as a successful clay shooting ground for many years until the recent retirement of the owners and could easily be reused for this or other alternative purposes, subject to any necessary planning consents.

Location: The property itself is situated in a truly spectacular location overlooking the meandering the River Severn close to the Shropshire/Powys border, with views towards Breidden Hill and Rodney's Pillar. Although offering a picturesque rural setting, the property is only 1 mile from the popular village of Llandrinio which has a host of amenities including a church, garage & shop, village hall, children's playground, playing fields, tennis courts and a public house. The village is also situated on the B4393 providing a direct link to Shrewsbury (13 miles) and the A483 linking Oswestry (11 miles). Welshpool (11 miles) which also benefits from a train station providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.



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01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Hainwood House: This substantial period country property is constructed of brick under pitched slate roofs and retains a host of original features as well as benefiting from extensive views over the River Severn. The accommodation briefly comprises:

Lounge: 17' 10" x 17' 3" (5.43m x 5.26m) Having a brick inglenook fireplace with open fire and tiled hearth. Exposed timber beams, electric heater, door to inner hall.

Dining Room: 18' 0" x 11' 1" (5.49m x 3.38m) Electric heaters.

Kitchen: 17' 7" x 11' 10" (5.35m x 3.6m) Fully fitted kitchen with matching base units and eye level wall cupboards. Original central counter with drawers and glazed cupboards. Stainless steel sink and double drainer. Propane 5-ring gas hob with stainless steel splashback. High level integrated fan assisted oven and separate grill. Quarry tile floor.

Living Room: 18' 0" x 14' 9" (5.48m x 4.50m) Exposed brick walls, door to outside.

Stairs off Inner Hallway to:

First Floor Landing: With exposed beams to ceiling.

Bedroom 1: 18' 1" x 11' 1" (5.52m x 3.39m) Exposed beams to ceiling, fitted sink, dual aspect windows overlooking river and grounds, original cast iron fireplace.

Bedroom 2: 13' 4" x 10' 8" (4.06m x 3.25m) Exposed floorboards, fitted cupboard and fitted sink.

Bedroom 3: 12' 2" x 9' 10" (3.71m x 2.99m) Fitted sink.

Bedroom 4: 18' 1" x 11' 10" (5.52m x 3.6m) max. Fitted sink.

En Suite Shower Room: Fitted shower cubicle with electric shower and tiled surround. Separate WC with low level flush WC.

Family Bathroom: 10' 10" x 8' 1" (3.29m x 2.46m) Comprising fitted bath, wash hand basin, fitted shower cubicle.

Separate WC: With low level flush WC. Stairs off first floor landing to:

Second Floor Bedroom: 17' 6" x 12' 4" (5.34m x 3.76m) max. Exposed beams and original roof windows. Potential to create Master bedroom suite utilising the adjoining:

Storage Room: 11' 1" x 12' 4" (3.38m x 3.76m) max. Fitted shelves.

Courtyard: Externally the farmhouse and adjoining cottages are set around a courtyard providing parking. There are also a number of useful outbuildings including:

Utility Room: 12' 0" x 7' 10" (3.66m x 2.40m) Original brick floor, Belfast sink, space and plumbing for washing machine.

Store Shed/Workshop: 17' 0" x 11' 9" (5.19m x 3.57m)

Workshop: 12' 8" x 10' 0" (3.86m x 3.05m)

EPC Rating The Farmhouse – 28(F), Council Tax Band 'G'

The Annexe: Two bedroom, two storey, terraced property with a passing rent of £450 PCM.

Hall:

Cloakroom/WC:

Lounge/Dining Room: 19' 0" x 10' 10" (5.79m x 3.31m)

Kitchen: 10' 2" x 6' 4" (3.09m x 1.92m)

Stairs to Split Landing:

Bedroom 1: 13' 4" x 9' 7" (4.06m x 2.92m)









Bedroom 2: 9' 9" x 9' 3" (2.98m x 2.83m)

Shower Room:

EPC Rating The Annexe - 44|E Council Tax Band 'C'

Swallow Cottage: Two bedroom end of terrace bungalow with a passing rent of £550 PCM

Living Room: 16' 9" x 14' 4" (5.10m x 4.37m)

Kitchen/Diner: 10' 0" x 9' 3" (3.05m x 2.81m)

Bedroom One: 12' 7" x 8' 3" (3.84m x 2.52m)

Bedroom Two: 12' 7" x 8' 3" (3.83m x 2.51m)

Bathroom: 9' 3" x 6' 3" (2.81m x 1.91m)

EPC Rating Swallow Cottage - 43|E Council Tax Band 'C'

Swan Cottage: Two bedroom end of terrace bungalow with a passing rent of £450 PCM.

Living Room: 16' 8" x 12' 4" (5.07m x 3.75m)

Kitchen: 11' 2" x 8' 0" (3.40m x 2.43m)

Bedroom 1: 12' 8" x 4' 8" (3.87m x 1.43m)

Bedroom 2: 12' 8" x 7' 2" (3.87m x 2.19m)

Bathroom: 7' 11" x 4' 8" (2.42m x 1.43m)

EPC Rating Swan Cottage - 39|E Council Tax Band 'C'

Gardens: To the side of the Farmhouse are large lawned gardens which border directly onto the River Severn with views towards Breidden Hill and Rodney's Pillar.

Grounds: In total the property extends to approximately 5.95 acres (2.408 ha) as shown outlined in red on the plan attached. The land was developed by the sellers into a renowned clay pigeon shooting ground and contains a mixture of landscaped grassland and mature native woodlands all of which benefit from frontage onto the council maintained highway, as well as leading onto the River Severn. The grounds offer huge amenity value to the property itself but could also be used for agricultural or equine purposes. Alternatively, they offer huge potential for alternative uses subject to any necessary planning consents.

Tenure: We are informed that the property is freehold. The Farmhouse will be sold with Vacant Possession. The three adjoining cottages will be sold subject to Occupation Contracts details of which can be provided by the Selling Agents

Services: We are informed that mains electric is connected to all of the properties with separate meters for each unit. Mains water is connected to all of the properties. All of the properties (together with the two adjacent residential properties) are connected to a sewage treatment system situated within the grounds. For further details please contact the Selling Agents.

Local Authority: Powys Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 827460

Directions: From Oswestry take the A483 towards Welshpool. Arrive at Four Crosses and take the first exit to the left at the roundabout, you will then reach a mini-roundabout where you should take the second exit to

the right. Carry on out of the village and you will arrive at a T junction. Turn to the left for Llandrino village and continue through the village for around 1.5 miles taking the left hand turn before the traffic-lighted bridge signposted Haimwood and Haughton. Follow this road taking the first right hand turn signposted **Haimwood**. After approx. 1.5 miles, at the end of a straight, the private drive to the property forks to the right hand side.

What3words: ///flush.artist.umbrella

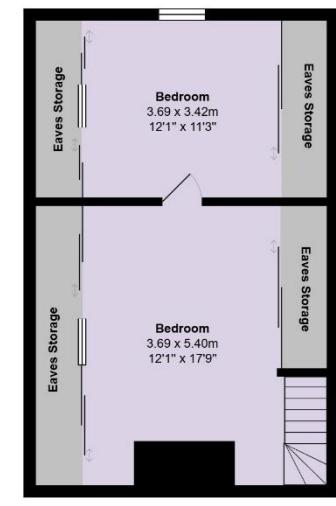
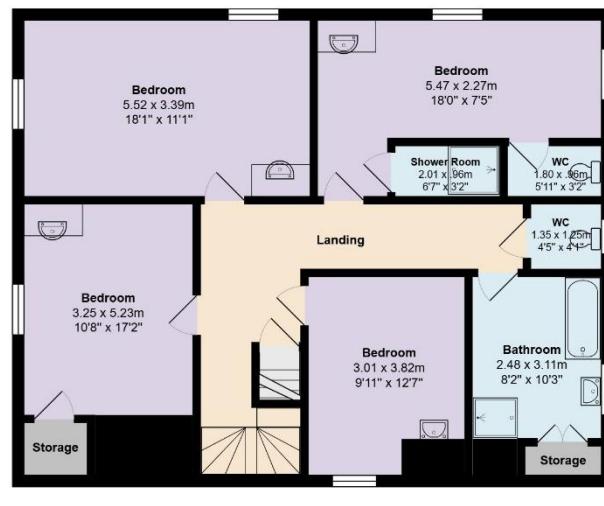
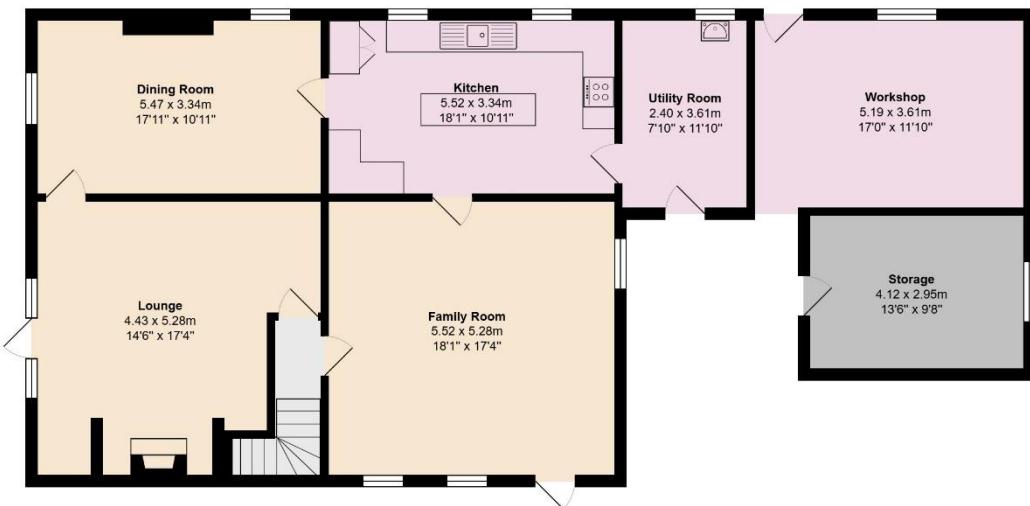
Agent's Note: The property is located in Flood Zone 3. Please contact the selling agents for further information.

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Haimwood, Llandrinio, Llanymynech, SY22 6SQ



Total Area: 255.5 m² ... 2750 ft² (excluding workshop, storage)

All measurements are approximate and for display purposes only

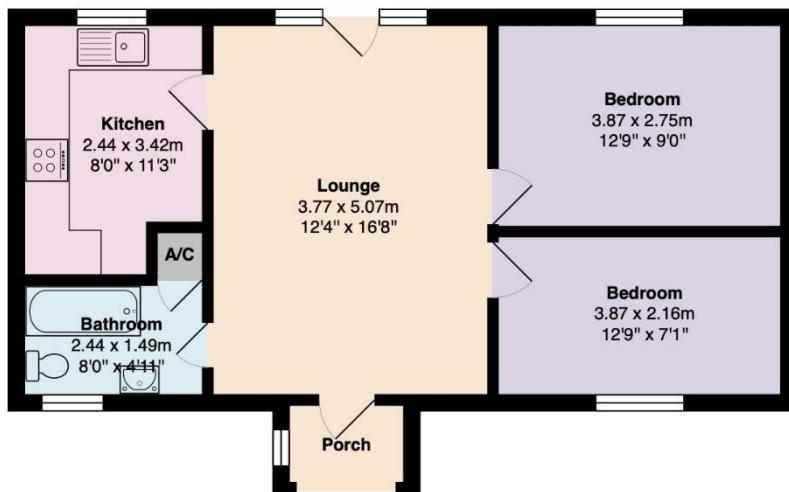
Annex, Haimwood, Llandrino, Llanymynech, SY22 6SQ



Total Area: 65.4 m² ... 704 ft²

All measurements are approximate and for display purposes only

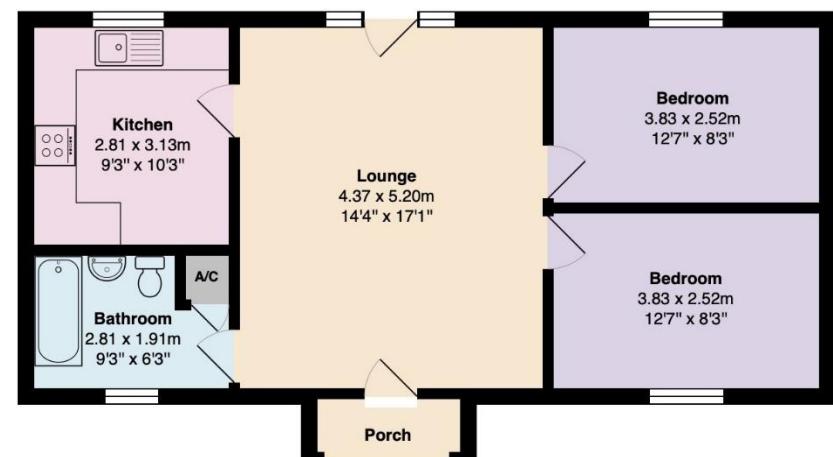
Swan Cottage, Haimwood, Llandrino, Llanymynech, SY22 6SQ



Total Area: 54.6 m² ... 588 ft²

All measurements are approximate and for display purposes only

Swallow Cottage, Llandrino, Llanymynech, SY22 6SQ



Total Area: 60.8 m² ... 655 ft²

All measurements are approximate and for display purposes only