

Fachwen Ganol, Llwydiarth, Powys SY21 0QG

Offers in the region of £387,000

[Gallery](#) [HIP](#) [Print details PDF](#) [Floorplan](#)



TENURE: Freehold

FEATURES:

Utility / WC

Kitchen / breakfast

Office area

Dining room

Sitting room with inglenook fireplace

3 dble bedrooms

Large bathroom

BT Broadband

Sky Satellite

Outbuildings

Garage

Greenhouse

Pond

Orchard

Grounds amounting to approximately 2 acres

Stunning views

This fine property is situated in an area of mid Wales renowned for its outstanding natural beauty. Fachwen Ganol is situated in the pretty hamlet of Llwydiarth close to Llangadfan. Local amenities include a post office/general store and petrol station. The town of Llanfyllin is approximately 6 miles away and offers a comprehensive range of facilities and amenities including primary and secondary schools, leisure centre, shopping, public houses/restaurants, doctors surgery and a church. The market town of Oswestry is approximately 26 miles and the historic town of Shrewsbury approximately 33 miles.

Fachwen Ganol, a Grade II listed property believed to be one of the oldest properties in Powys, has been maintained to a very high standard. A cruck framed Welsh longhouse having a wealth of character and features. Oak studded panelled walls, exposed beams throughout, two large stone open inglenook fireplaces, original cruck frame with two A box frames which are visible and restored, 18th Century oak sliding sash windows, to mention but a few. A rural idyll, Fachwen Ganol is ideally suited for those wishing to relocate to a more peaceful lifestyle, or, as the perfect second home. Built of stone beneath a slate roof, this unique property is more specifically described as follows:

UTILITY: 15' x 8' 7" – tiled floor, separate WC, plumbing for dishwasher and washing machine, build in cupboards, two pendant lights, smoke alarm, beamed ceiling.

KITCHEN/BREAKFAST ROOM: 15' 7" x 12' 5" – radiator, matching range of base units, double drainer sink unit, oil fired Stanley cooker/boiler set into inglenook fireplace, heavy beamed ceiling, two pendant lights, views to two front and rear.

DINING ROOM: 10' 10" x 11' 7" – views to the rear, beamed ceiling, pendant light, radiator

SITTING ROOM: 16' x 15' – having large stone inglenook with multi fuel burner, set on a slate hearth with concealed lighting on one side, heavy beamed ceiling, radiator, BT point, parquet floor, two wall lights, glazed door leading onto terrace/garden.

LANDING: with exposed wooden flooring, pendant light 7 wall light, exposed cruck frame, beamed ceiling. Views to front and back, half timbered wall, radiator, airing cupboard, access to loft.

BEDROOM 1: 16' 9" x 8' 7" – newly carpeted, windows to front and rear views with wooden sills, half timbered walls, two wall lights, radiator.

BEDROOM 2: 12' 5" x 11' 6" – view to front, newly carpeted floor, pendant light, radiator, loft access.

BEDROOM 3: 16' x 16' 4" – newly carpeted, windows to front and rear views, stone feature fireplace with beamed mantel over, radiator, pendant light.

BATHROOM: 13' 2" x 8' 4" - an exceptionally spacious bathroom having cast iron bath on legs, low level WC, pedestal wash basin, large linen cupboard.

#### OUTSIDE:

An additional attraction of this property is the timbered frame and clad barn measuring approximately 40' x 20' which lends itself to a variety of uses (subject to the necessary planning consents).

Stone build garage attached to the side of the property with the unusual feature of a chimney having once been a forge.

Stone built outbuilding

Stone former pig sties

Greenhouse

Gardens and grounds amounting to approximately 2 acres, laid out to a lawned, perennial garden, two large kitchen gardens, soft fruit area, orchard and wild life garden and pond. The whole surrounded by beautiful, mature native trees.

#### SERVICES:

Mains electricity

Oil fired central heating (recently serviced)

Private water supply (bore hole)

Private drainage (septic tank)

#### DIRECTIONS:

FROM OSWESTRY take the A483 towards Welshpool, turning right at the White Lion at Llynclys onto the A495. Pass through the village of Llansantffraid, in approximately half a mile take a left turn on the B4393 towards Lake Vyrnwy. In a little over three miles bear right on the B4395 towards Llangadfan, when you reach Llwydiarth turn right by the phone box, petrol pump. Take this narrow lane for approximately half a mile where the driveway to Fachwen Ganol can be found on the right hand side.

FROM WELSHPOOL take the A458 passing through Llanfair Caereinion, Llanerfyl and Llangadfan. After approximately a quarter of a mile from Llangadfan turn right on the B4395 (sign posted to Llanfyllin), continue on this winding road until you reach Llwydiarth. Turn left by the red phone box and petrol pump. Take this narrow lane for approximately half a mile where the driveway to Fachwen Ganol can be found on the right hand side.

T. Claire Eastgate & Tracy Christiansen 01938 820714

E. [mail@fachwenganol.co.uk](mailto:mail@fachwenganol.co.uk)