



For Sale By Auction

A charming Grade II Listed 17th Century Country House

With beautiful gardens and grounds, wooded dingle, paddock and stream extending in all to approximately

4 Acres

**MAENLLWYD ISAF
ABERMULE
MONTGOMERY
POWYS, SY15 6NW**

With Garage, Outbuildings, Productive Kitchen and Fruit Gardens.

This exceptional property briefly contains:
Vestibule, Living Room, Sitting Room, Cloakroom, Inner Hall with stairs off.
Galley Style Kitchen, 3 Bedrooms (one with Boudoir) and Family Bathroom

For Sale by Auction on Friday 31st May 2024
In the Town Hall, Welshpool, Powys, SY21 7JQ
at 12.Noon

Guide Price: £450,000

BY AUCTION

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Harry Ray & Company
Estate Agents, Auctioneers & Valuers
5 Broad Street, Welshpool, Powys, SY21 7RZ.

Particulars of Sale:

Maenllwyd Isaf is a lovely property and a must for enthusiastic gardeners and for those seeking a period house in tranquil surroundings.

The grounds have been landscaped over the past 50 years providing beautiful gardens with interesting walks which extend into the woodland and dingle.

There are more formal gardens, which include lawns, shrubberies, vegetable and fruit gardens and a paddock, which extends to around 2 acres, running down to the River Mule, which provides water for livestock.

In all the property extends to around 4 acres.

It is thought the main timber framed building is 17th century with many of its original features retained.

The accommodation contains:

Storm canopy over front door to

Vestibule:

10'5" x 8'10" with exposed timbers and attractive oak seating on each side. Open plan to:



Living Room:

22'7" x 16'3" A double aspect room with French door to garden. At one end an impressive stone inglenook fireplace with wood burning stove (with back boiler supplementing central heating).

On the opposite wall, another stone fireplace with oil burning stove on tiled hearth. Exposed timber features and main support beam complement the room.



Sitting/Dining Room:

26'5" x 13'7" another double aspect room with attractive fireplace with tiled hearth. Exposed carved timber features enhance this spacious room.



Door to rear Entrance porch with

Cloaks Off with toilet and washbasin.

Inner hall with stairs off and storage cupboard under.

Kitchen: A galley style kitchen

19' x 8' (average). With a range of base units incorporating double stainless steel sink with drainers either side. Oil fired Aga, which supplements the heating of the domestic hot water. Rear entrance porch and door.

A wide stairs, with half landing and window feature, to spacious main landing with large built-in airing cupboard housing hot water cylinder and pump for power shower unit:



Bedroom 1:

16'1" x 10'9" A double aspect room with radiator and built in wardrobes and large walk-in loft space.



Bedroom 2:

12'2" x 10'4" With radiator and built-in wardrobes.



Bedroom 3:

15'7" x 14' A double aspect room with radiator and door to:



Boudoir:

12'6" x 10'6" With radiator and interconnecting door to bedroom 2.

Large Family Bathroom:

With roll top bath, washbasin with cabinet over, all with tiled surrounds, w.c. and double fully tiled power shower, two heated towel rails and extractor fan.

Outside:

At the rear, a toilet housing the central heating boiler.

Double garage:

One with electric up and over door with ample space for two cars and garden equipment, to the side of which there is an 'orangery' and greenhouse

Other useful buildings include a stick store and barn, both 24' x 9'.

The extensive mature gardens offer lovely walks with rockeries, garden pond and other features, together with woodland and dingle rambles.

There is a caged soft fruit garden, vegetable patch and well stocked orchard and a useful paddock, extending to about 2 acres, watered by an attractive stream.



In all the property extends to just over 4 acres.

Inspection is highly recommended for those seeking a lovely period country property conveniently located just 6 miles from Newtown, 12 from Welshpool and 30 miles from Shrewsbury with its M54 connection.

Tenure:

Freehold with vacant possession upon completion which is set for Friday 28th. June or earlier by agreement.

Location/Situation:

Maenllwyd Isaf is situated on the B4368 1½ miles from Abermule (which is just off the A483 some 4 miles north of Newtown) towards Kerry

Standing in unspoilt rural surroundings with a backcloth of mature broad leaf and conifer woodland, the property is approached over a tree lined brick based drive to ample turning and parking in front and to the side of the property.

Directions:

From Welshpool travel south on the A483 for about 10 miles turning into the village of Abermule and following the signs for Kerry/Clun (B4368). Follow this road for about 1.6 miles through the Abermule dingle and passing the turn on the right to Llanmerewig. Continue for a short distance where Maenllwyd Isaf is the next property on the left.

Plan:

A Land Registry Plan of the property is attached on which the boundary is edge red.

Listing:

The property is Grade II Listed.

Services:

Mains electricity.
Private water and drainage.
Oil central heating.

Note:

The services have not been inspected or examined by the selling agents.

Measurements:

The measurements contained in these particulars are approximate and for guidance only.

Local Authority:

Powys (Montgomeryshire) County Council, Council Offices, Severn Road, Welshpool, Powys. Tel: 01938 552828.

Outgoings:

Property Band 'G'
(verbal enquiry only).

VIEWING:

Strictly by appointment with the sole selling agents Harry Ray & Company. Tel: 01938 552555.

AUCTION PACK :

This will be available for inspection 14 days prior to auction at the offices of the Auctioneers between 9am and 5pm Monday to Friday. At the solicitors 9am to 5pm, Monday to Friday. It is deemed that those interested will be familiar with same.

AUCTION INFORMATION:

The successful bidder will be required to sign a Contract of Sale and pay a 10% deposit on the fall of the hammer. The balance will be due on completion. We recommend you seek the advice of your solicitor on Contract and other legal matters.

BUYERS PREMIUM:

There is a buyer's premium of 1.2% of the selling price, which is payable to the auctioneers on the sale day.

MONEY LAUNDERING:

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport and/or photographic Driving Licence and recent utility bill.



Important Information:

1. These particulars have been prepared in good faith to give a fair reflection of the property. If any points are of particular relevance, please ask for further information.
2. These particulars shall not be deemed to be a statement that the property is in good structural condition or otherwise or that any of the services is in good working order. Purchasers should satisfy themselves on such matters prior to purchasing.
3. The photographs show only certain parts of the property.
4. Areas, measurements and distances referred to are given as a guide only.
5. These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Harry Ray & Company,
Ref: JEM/3416/04/2024

Maenllwyd Isaf

Gross Internal Area (approx)

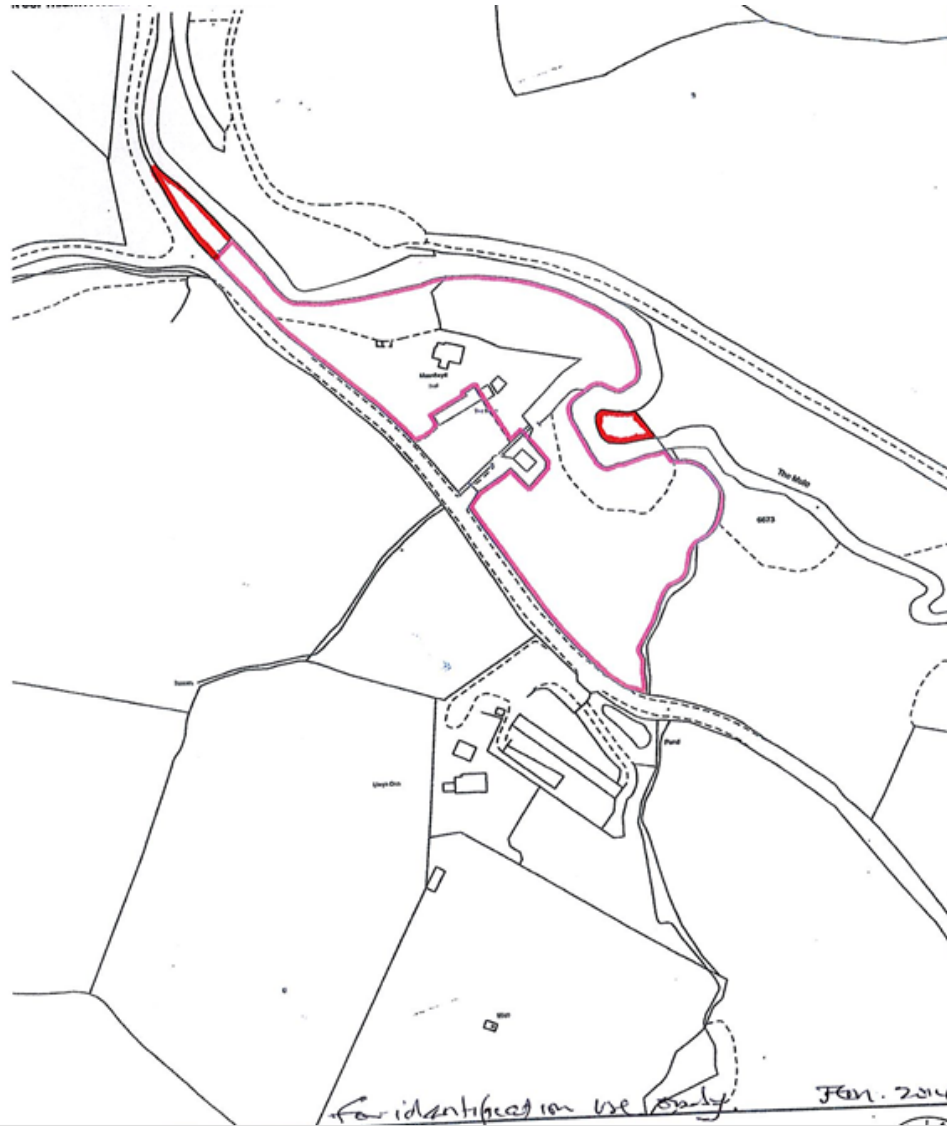
House = 210.7 sq m / 2268 sq ft (Excluding Eaves Store)

Outbuildings = 98.4 sq m / 1059 sq ft

For identification only. Not to scale.

Plan by Cloudbase Photography





WALES Farmer

After issuing holding directions earlier this year to pause the process in both cases they are still mulling over whether or not to take over the decision making process themselves.

A Welsh Government spokesman said: "Both these applications are under active consideration, and therefore we cannot make any further comment."

In February, a planning application by Gwyn Jones to build poultry units for 112,000 broiler chickens and all the associated works at Upper Maenllwyd was paused after the Welsh Government had been contacted to call in the application.

The site is situated just off the B4368 road between the villages of Kerry and Abermule and had been recommended for approval by councillors on Powys County Council's Planning committee.

At the time, the application had been the cause of some "surprise" and discomfort amongst councillors as it came in front of the committee for a decision before a consultation period on the proposal had finished.

Due to the ongoing consultation process, councillors were only allowed to recommend how the application should be decided - not grant it themselves.

They delegated authority to the planning professional lead, Peter Morris along with the Planning committee chairman, Cllr Karl Lewis, and vice-chairman Cllr Gareth D Jones to issue the approval.

This would be done after the consultation had finished on February 20.

Reasons given to the committee for the haste in deciding the application, is that the case officer who had dealt with the scheme for several years was due to leave the council for a new job and would not be available to appear at future meetings.

The second application that is still being considered is at a farm near Builth Wells

The applicant Lyndon Jones of Cwmafán, Llanafan Fawr, wants to build two agricultural steel portal framed buildings to rear 100,000 broiler chickens as well as installing feed bins, creating a new vehicular access together with all other associated works.

This was paused in January to allow the Welsh Government to consider calling the application in to be decided by a minister.