



Bryn Y Llidiart, Cefn Coch, Llanrhaeadr Ym Mochnant

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Bryn Y Llidiart, Cefn Coch, Llanrhaeadr Ym Mochnant Croesoswallt, SY10 0BP

A traditional SE facing Welsh long house with a contemporary addition nestled into the south side of the Berwyn hills, with glorious views sitting in approximately 8 acres

Llanrhaeadr-ym-Mochnant 1.6 miles, Llangynog 5 miles, Oswestry 14 miles, Shrewsbury 29 miles

Kitchen/breakfast room | Sitting area | Dining area | Drawing room | Snug room | Book hall Office | Utility room | W.C. | Master bedroom with en suite | 5 further bedrooms | 4 further bathrooms | Cellar and wine store | Range of versatile outbuildings | Greenhouse with potting shed | Gardens and grounds extending to about 8.05 acres | EPC rating D

The property

Bryn Y Llidiart is an outstanding country house in a glorious location. It combines contemporary architecture with the period charm of the long house, creating attractive and versatile accommodation. The house offers large open plan spaces and smaller, cosier rooms, and is ideal for couple or family living and entertaining. The original long house, dating back to at least the early 1800's, now has a spacious drawing room, open to the eaves, with log burning stove and doors opening out to the garden. At the other end is a book hall and cosy snug room, also with a log burning stove set into an attractive stone inglenook. There is also a downstairs bedroom and family shower room. Upstairs is an office, two bedrooms sharing a family bathroom and another with an en suite shower room. All of the bedrooms have beautiful south facing views.

The drawing room leads into a recent addition of stone, oak, glass and slate which was built in 2011. It offers a beautiful light open plan living area: a hand-built kitchen, Mercury range and

larder is separated by an island from a sitting area with an architectural wood burner, and beyond that a triple aspect dining area which is open to the eaves making the most of the outlook with doors opening out to a pretty paved seating area.

A welcoming entrance hall leads up to the first floor and a spectacular principle bedroom with views east to the Berwyn hills, built in storage, and a glass balcony overlooking the dining area below with stunning views south across the valley. There is a dramatic open plan en suite bathroom. A second door from the landing leads to an en suite shower room and another double bedroom. Separate stairs lead down from the entrance hall to a useful utility room and W.C. with a cellar containing the ground source heating plant and a wine store.

Outside

The house is approached over three cattle grids, from a quiet country lane. Surrounded by upland farmland with outstanding views, the driveway leads down to a courtyard with ample parking. The adjacent versatile outbuilding has sleeper walls and an ecofriendly green roof, providing a triple bay garage or games room, two workshops, a store room and log shed. There is a separate greenhouse with potting shed. Bryn Y Llidiart sits in just over 8 acres that includes a vegetable garden, orchard and many seating areas, all of which enjoy the 360 degree views. An oak shelter built into the hillside is an ideal area to sit by the pond.



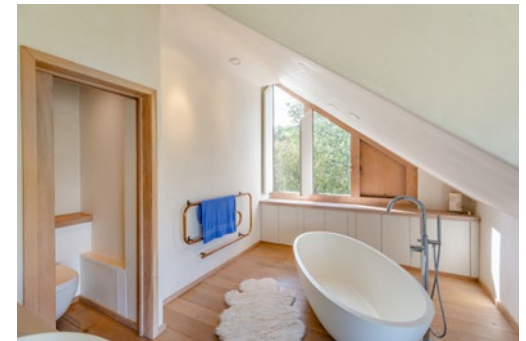
Location

Bryn Y Llidiart is on a picturesque hillside above the village of Llanrhaeadr ym Mochnant. This pretty Welsh village lies close to Snowdonia National Park and the beautiful Berwyn Mountains. It is home to the stunning Pistyll Rhaeadr waterfall (one of the seven wonders of Wales) and close to Lakes Vyrnwy and Bala. It offers a good selection of local amenities, including a butcher, post office, café, 2 grocery stores, newsagent, dentist and doctor's surgeries, a cashpoint, two popular pubs with food, chapel and the Norman church of Saint Dogfan. There are very good local state schools, a primary in the village and secondary schools in Llanfyllin and Oswestry, together with a wide range of noteworthy independent schools including Oswestry School, Moreton Hall, Shrewsbury High School and Shrewsbury School.

Further amenities are available in the popular market town of Oswestry and the county town of Shrewsbury. The property offers excellent transportation links, with the nearby A5 giving access to both the north and south and rail links from Gobowen to Birmingham and London Euston.

Directions

What3words folk.sheds.seeing



Floorplans
Main house internal area 3,719 sq ft (346 sq m)
or identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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General

Services: Mains electric. Bore hole water. Septic tank drainage (we are currently investigating if the system complies with the general binding rules). Heating via ground source heat pump.

Council tax: Band G

Local authority: Powys County Council

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not

Tenure: Freehold

Guide price: £875,000

Shrewsbury

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