



Stone House, Bwlch Y Cibau, Llanfyllin, Powys, SY22 5LH

- Breakfast Kitchen, Living Room with Inglenook, Snug & Boot Room
- 4 Double Bedrooms, 5th Bed in Large Attic & Two Bathrooms
- Quiet rural location
- Private Garden
- Off Road Parking
- Adjoining Office or Utility Room available if required
- Further Outbuildings available on application
- Paddocks, Two Stables & a Pony Box by sep neg
- Pets considered



TO LET £925 Per calendar month

To arrange a viewing please contact [t. 01743 491979](tel:01743491979) [f. 01743 709967](tel:01743709967)
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An impressive 4/5 Bedroom Farmhouse with the option of various outbuildings located near Llanfyllin, Powys.

Description Stone House is an impressive traditional farmhouse offering spacious accommodation, consisting of 4 double bedrooms on the first floor with two family bathrooms and a further large attic bedroom which could be used as a fifth bedroom if required. On the ground floor an impressive living room consists of a large inglenook fireplace with new multi-fuel burning stove as a major feature to the room. There is also a feature bread oven under a large original timber beam. The living room has been recently redecorated to expose these impressive features. There is a good sized breakfast kitchen with original timber floor and a range of base and wall mounted units, electric oven and hob and large sink under window to side garden. A snug/dining room completes the ground floor with an open fireplace. To the rear of the property there is a lean to area with Perspex roof which is a great boot room with cloakroom w.c. This space could potentially be used as a utility room.

Externally There are lawned gardens to the front and side with high grown shrubs and trees for great privacy, some of which consist of apple trees. To the rear and other side of the property form part of a courtyard of buildings, some of which the Landlord uses as storage. Other areas would be available to the tenant by separate negotiation depending on their requirements. There are also two stable buildings and a pony box which have a concrete floor and frontage which is enclosed by post and rail fence, this leads out towards the paddock that would be available to come with the stables if required with the property.

Viewings Viewing is highly recommended to appreciate the location and what the property has to offer. This is strictly by prior appointment via the Agent, Jackson Equestrian to which an appointment would be made with the Landlord to discuss individual requirements of the tenant.

Room measurements:

Lean to Boot Room 9.60m x 4.10m
 Living Room 9.55m x 3.85m
 Kitchen 5.46m x 3.40m
 Snug/Dining Room 3.58m x 3.88m
 Bedroom One 3.70m x 3.90m
 Bedroom Two 3.70m x 2.80m
 Bedroom Three 3.80m x 3.90m
 Bedroom Four 2.90m x 2.90m
 Bedroom Five/Attic 6.00m x 4.70m
 Bathroom One 3.40m x 2.70m
 Bathroom Two 3.70m x 1.40m
 Adjoining Office/Utility Room 5.70m x 4.2m

Terms and Conditions Term Minimum 6 Month agreement, longer preferred. Rent - £925.00 per calendar month to be paid monthly in advance. Deposit -£1,850.00 payable upon the signing of the agreement. Holding Deposit - A holding deposit equal to one months rent will be requested to remove the property from the market on agreeing terms between parties to place the property Under Offer and will therefore be held for the applicant. This holding deposit will act as the first months rent on occupying the property. Application/Administration Fees -A non-refundable fee of £30 (inc VAT) per person is payable upon submission of a completed application form. If the application is accepted an administration fee of £150 (inc VAT) is payable before the tenancy agreement is issued.

Directions Please note that the Post Code SY22 5LH does not take you directly to the property however it should bring you close by and onto the A490 below Bwlch Y Cibau. From Bwlch Y Cibau, follow the A490 towards Llanfyllin, pass the church on your right and continue out of Bwlch Y Cibau down the hill, after about ½ a mile you will pass the entrance to Bryngwyn Hall on the right, Stone House is the next property on the right hand side before the turning onto the B4393.

Local Authority Powys County Council
 Tax Band G

Services Mains Electricity
 Mains Water
 Private Drainage

Oil Fired Central Heating
 EPC Rating 29 / F

VIEWING STRICTLY BY APPOINTMENT

Through the Agents Jackson Equestrian on 01743 491979 or 01743 709967

Disclaimer - Jackson Equestrian' JACKSONS ESTATE AGENCY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

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