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RICS



Since 1989

Spirit of the Countryside ! Beautiful Victorian Former Vicarage in a spectacular location high up in the Cambrian Mountains with outstanding views. Mid Way Powys towns of Machynlleth and Newtown - Mid Wales.



The Old Vicarage, Dylife, Llanbrynmair, Powys. SY19 7BW.

Ref R/2832/DD

£650,000

****An impressive Victorian Former Vicarage**Set in 2 Acres of gardens**Surrounded by exquisite Welsh mountainous countryside**4 Bedroomed (2 bath) Accommodation with space in abundance**Conservatory**Detached Outhouse - an ideal conversion prospect**Potential multi generational living or home with an income**Beautifully established gardens and grounds enjoying a southerly aspect, designed to be enjoyed by everyone****

****A RARE FIND ! ****

The main residence provides Rec Hall, 2 Rec Rooms, Library, Kitchen, Pantry, Conservatory, Impressive Cellar in 3 rooms. The First floor provides - 4 Bedrooms and 2 Bathrooms. The outhouse currently provides General Purpose Shed/Store/Garage and Workshop, Chalet Shed, Greenhouses etc.

Located on the edge of the picturesque rural village community of Dylife which has a busy village store and the property lies some 9 miles South East of the town of Machynlleth, equi distant to Llanbrynmair and an easy reach of the larger Marketing and Amenity Areas of Newtown and Welshpool.

GENERAL

The offering of The Old Vicarage on the market provides prospective purchasers with an opportunity of acquiring a quintessential Period home in an outstanding location and ideal for those seeking a lifestyle change in a beautiful part of the countryside. Originally built in 1855 a tall, light and handsome property providing well proportioned accommodation. Set in beautiful gardens and grounds.

Its location, although very rural is close to amenities having a - Shop/post office approx 3 miles away (with defibrillator), Village hall and outdoor centre in Staylittle 3 miles away.

Hospital 9 miles either way.

Cafe and Play Barn 9 miles away in Llanbrynmair.

Maldwyn Design Centre in Llanidloes.

Pennant Valley /Waterfall is within approx 1½ miles.

Lake Glaslyn nature reserve 1 mile away.

The Accommodation provides as follows -

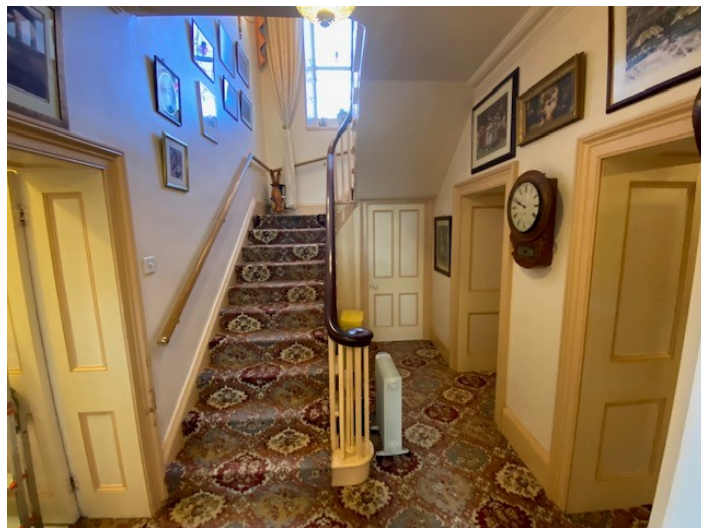
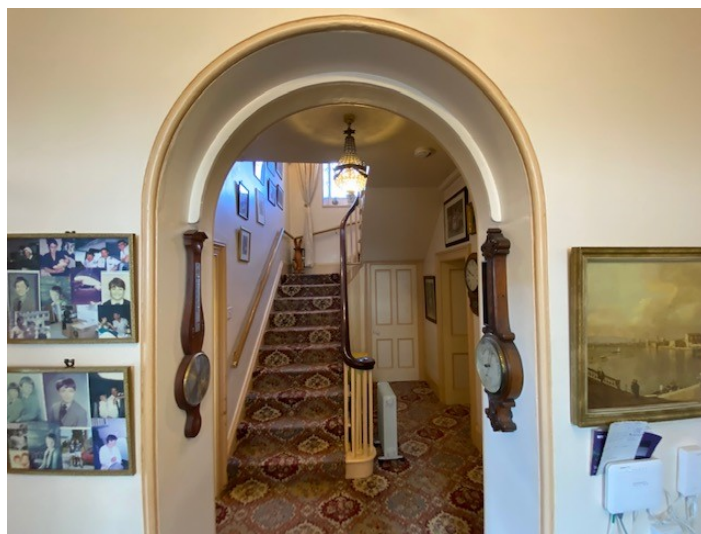
GROUND FLOOR

Front Vestibule

with upvc double glazed entrance door. Half glazed door with engraved and coloured stained glass leads through to -

Reception Hall

25' 0" x 7' 8" (7.62m x 2.34m) with a wealth of original features including arched ceiling cornices and covings and original staircase.



Reception Room 1

14' 0" x 13' 5" (4.27m x 4.09m) with large front aspect window with cupboard beneath and also side aspect window. Period cast iron fireplace with slate surround housing a multi fuel stove, electric night storage heater, original ceiling covings.





Lounge



16' 4" x 13' 7" (4.98m x 4.14m) again with a Period cast iron fireplace with slate surround, front aspect window original ceiling covings, electric night storage heater. Multi-fuel stove.

Rear Library



12' 6" x 9' 5" (3.81m x 2.87m) with range of built in shelving, electric night storage heater, covings to ceiling.

Inner Hallway

Leads to -

Kitchen

15' 0" x 13' 7" (4.57m x 4.14m) with tiled floor, one wall having an original Victorian half glazed cupboard with Bespoke kitchens to match including a replica glass top kitchen cupboard, central island, 1½ bowl sink unit, oil fired Aga cooking range with back boiler for domestic hot water.





Pantry Off

8' 6" x 8' 0" (2.59m x 2.44m) with tiled floor, fitted shelving. Access to loft.

Door from Kitchen to -

Conservatory

16' 0" x 11' 0" (4.88m x 3.35m) in upvc double glazing with self cleaning glass roof (8 years old) with Dimplex electric heater, ceiling fan.



Inner Hallway

Walk in Boot Room.

Downstairs W.C.

With wash hand basin, low level flush toilet and an electric heated towel rail.

Useful Utility Room

9' 0" x 8' 0" (2.74m x 2.44m) with stainless steel double drainer sink unit h&c, plumbing for 2 automatic washing machines, electric night storage heater, tiled floor. Access to loft. Plumbing for 2 automatic washing machines and dishwasher.



Rear Porch

With upvc double glazed entrance door and access to small loft.

Impressive Cellar

24' 0" x 13' 0" (7.32m x 3.96m) Approached from the reception hall via a slate staircase from under the stairs. Divided into 3 rooms with 7' headroom and slate floors. Also houses the Turbine control apparatus.

FIRST FLOOR

Central Galleried Landing



Via an original easy rise dog leg staircase with mahogany balustrade. Window at half level. Electric night storage heater. Hatch to Loft.

Principal Bedroom 1

16' 5" x 13' 6" (5.00m x 4.11m) with electric night storage heater. Laminate flooring. Front aspect window. One wall having a fully fitted range of wardrobes.



Side Double Bedroom 2

14' 4" x 14' 5" (4.37m x 4.39m) with fitted wardrobes, side aspect window.



Front Double Bedroom 3



14' 2" x 13' 9" (4.32m x 4.19m) with a Period fireplace, front aspect window, electric night storage heater.

Bedroom 4

12' 3" x 9' 7" (3.73m x 2.92m) with side aspect window, electric night storage heater.



Family Bathroom

9' 2" x 7' 8" (2.79m x 2.34m) providing a white suite with bidet, low level flush toilet, pedestal wash hand basin, wall mirror, panelled bath with shower over, and shower screen. Tiled walls. Electric night storage heater, plus electrically heated towel rail.



Separate Shower Room

9' 0" x 4' 5" (2.74m x 1.35m) with tiled walls, electric night storage heater. Shower cubicle, low level flush toilet, pedestal wash hand basin with mirror over, electric heated towel rail, rear aspect window.

EXTERNALLY

To the front





The property is approached off a district road via its own private tree lined and gated driveway. Leads -

To Side of property

Which offers parking for several vehicles.

To the Rear

Rear tarmacadamed courtyard.

Former Stone Built Barn



Which has been expertly renovated and roof height increased under a new slated roof with various velux windows now offers an useful -

General Purpose Shed/Store Shed

18' 0" x 12' 2" (5.49m x 3.71m) with velux window, front window and arched gable end window.

Garage

16' 8" x 11' 4" (5.08m x 3.45m) with new up and over door.

Useful Workshop/Studio

21' 0" x 11' 3" (6.40m x 3.43m) with insulated flooring, wood

burning stove, part loft, 2 velux windows and double exterior doors.

The Grounds

The grounds are a particular feature of the property, extending to just under 2 Acres or thereabouts surrounding the property to provide a complete and secure 'buffer zone'.

The grounds provides extensive grassed areas with dog proof fencing around all perimeters and with 4 gates.

The vendors have spent considerable time and effort in establishing lovely gardens which are well stocked and includes approximately 200 Clematis, 20 plus Lilac Trees, raised block built vegetable beds, 'Comfrey' bed for plant feed, raspberry cage, mature fruit trees, 2 ponds.



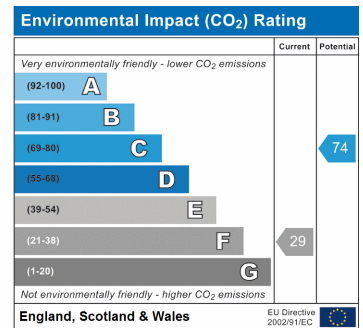
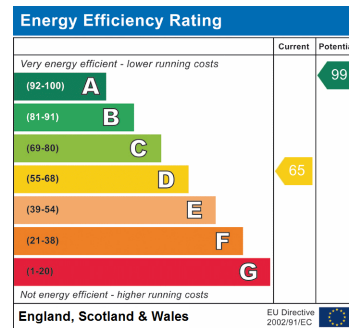


Other Outbuildings include -

- Timber Chalet Shed 18' x 12' with electricity connected.
- Double Doors and 4 windows.
- Other Large Garden Shed (18 months)
- 2 Greenhouses.
- Secure Large Chicken Run Area with option of poultry sheds.
- Wood Store.
- 2 Gazebos - one with storage and seats.
- Raised patio areas with large monkey puzzle trees.



turning clearly sign posted Dylife. Follow this road through picturesque mountainous countryside and as you reach Dylife you will see the village sign on the left hand side and shortly afterwards you will see this property above the road on the left hand side identified by the Agents for sale board.



Services

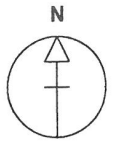
Mains Electricity, Economy 7 heating. Wind Turbine (Installed in 2007) connected to the grid generating on average 14.7 megawatts per annum over the last 10 years - deriving an income of around £2,000 p.a. (Serviced annually). Bore hole water supply. Private Drainage to septic tank. Full UPVC Double Glazing. Superfast Full Fibre Broadband direct to the house (FTTP)

Directions

Travelling North through the town of Machynlleth on the main A487 coast road. At the main town square turn right and as you are leaving the town after passing the Co-op supermarket on the right hand side take the 1st right hand



TITLE NUMBER
WA555954



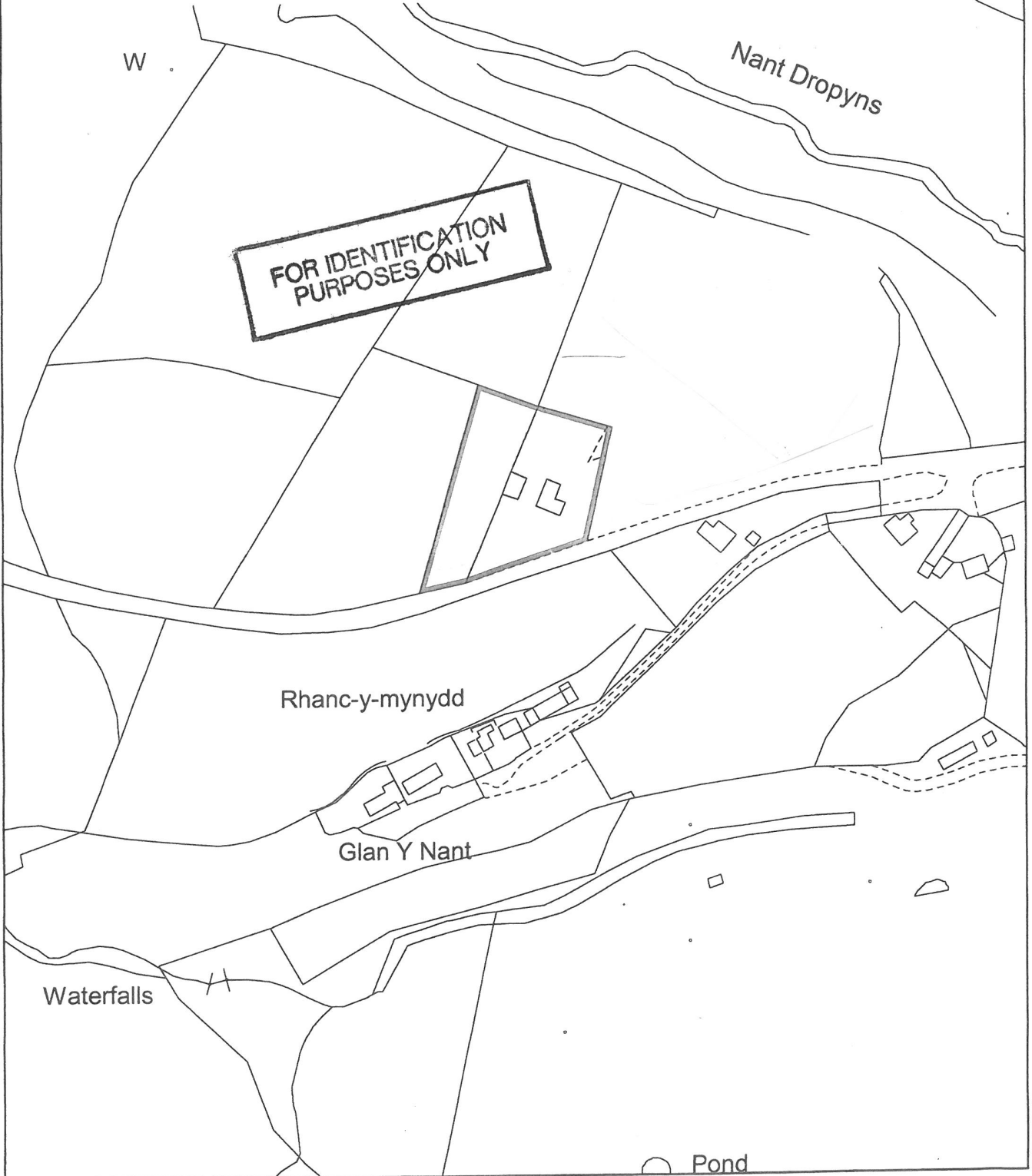
POWYS

ORDNANCE SURVEY MAP REFERENCE:

SN8594SW

SCALE 1:2500 Enlarged from 1/10000

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 20 October 2006 at 14:39:47. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

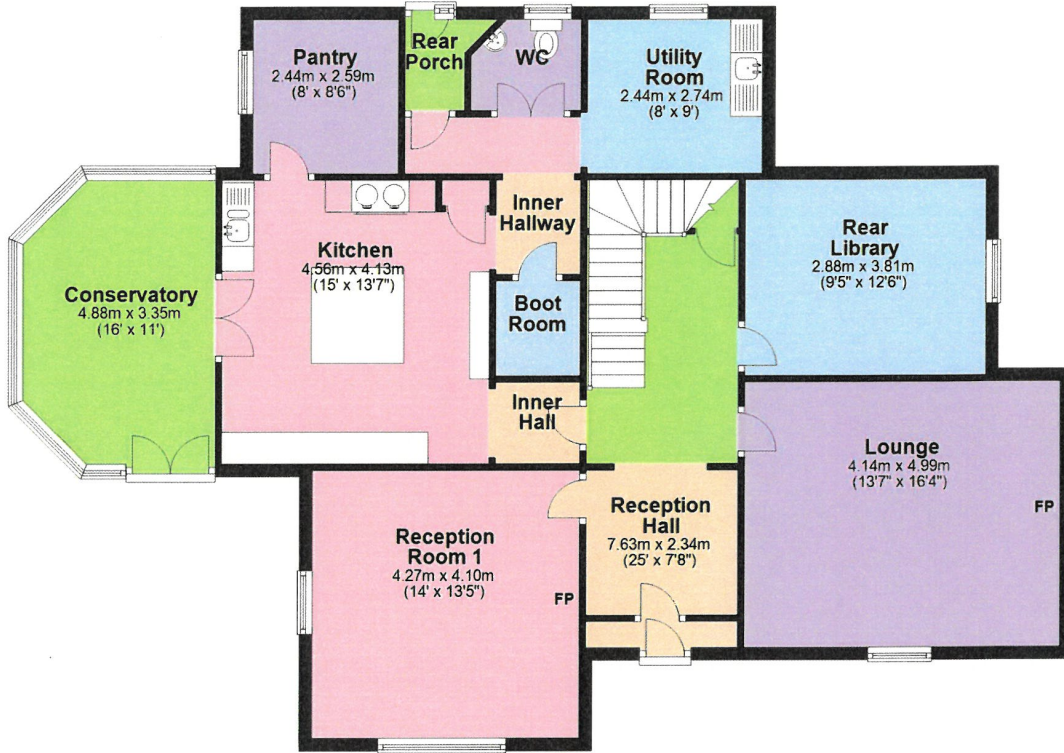
Issued on 20 October 2006.

This title is dealt with by the District Land Registry for Wales.



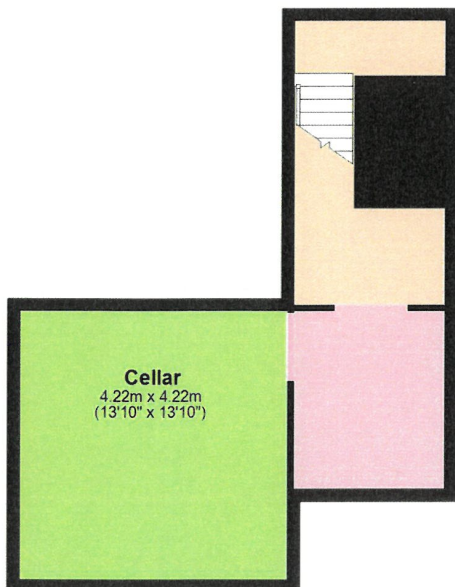
Ground Floor

Approx. 127.1 sq. metres (1368.0 sq. feet)



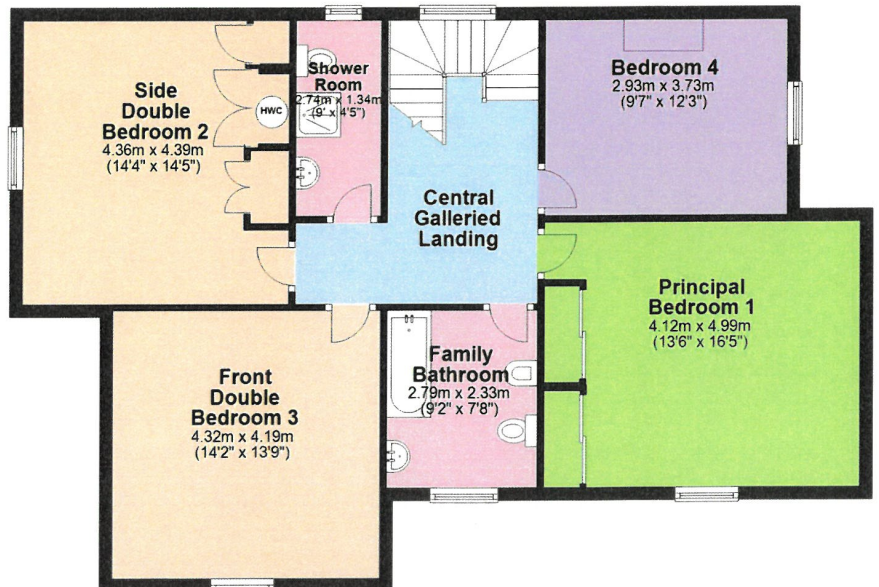
Basement

Approx. 35.6 sq. metres (383.0 sq. feet)



First Floor

Approx. 96.1 sq. metres (1034.7 sq. feet)



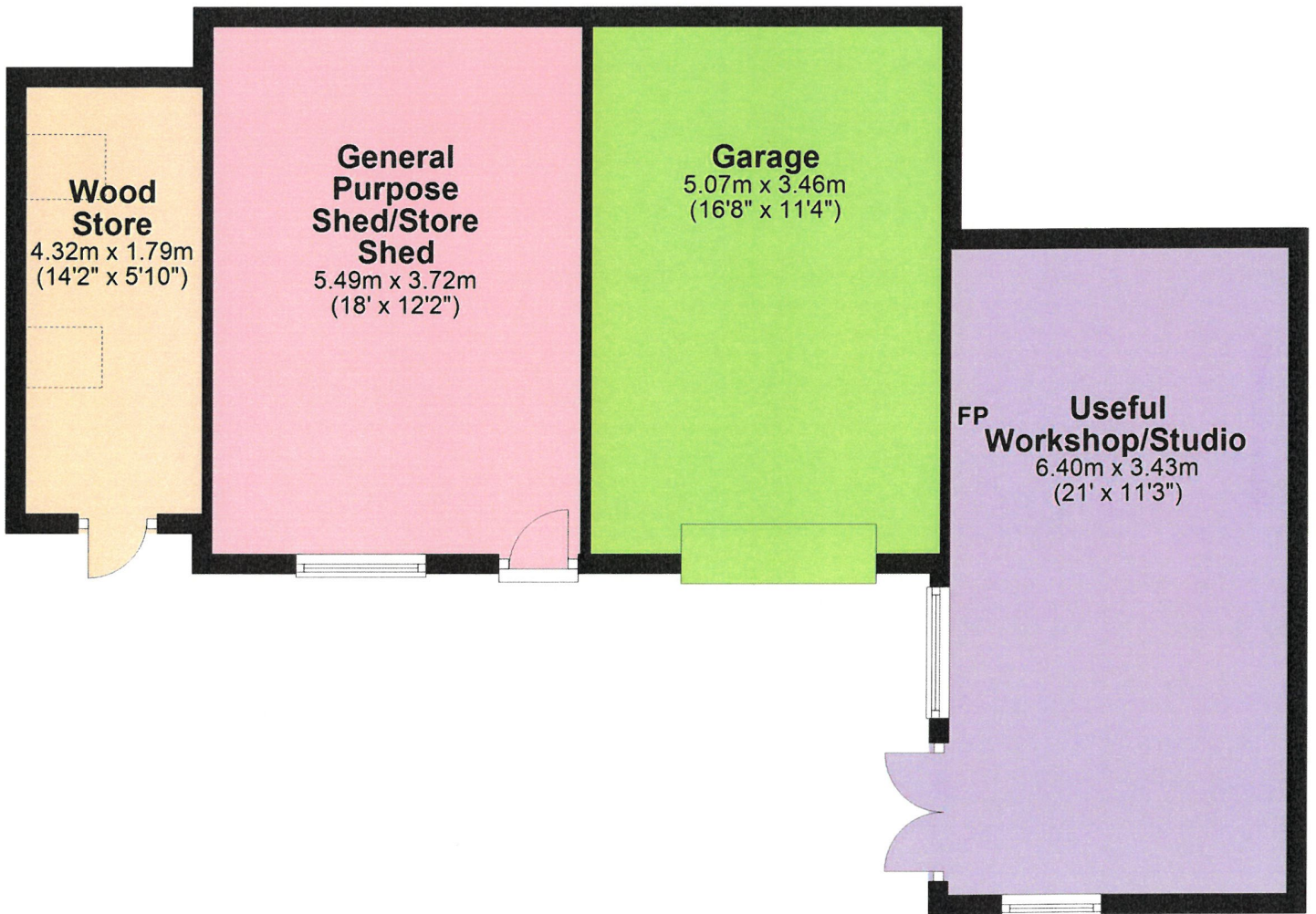
Total area: approx. 258.8 sq. metres (2785.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

The Old Vicarage, Dylife, Llanbrymair

Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



Total area: approx. 69.6 sq. metres (749.2 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Outbuildings, The Old Vicarage, Dylife, Llanbrynmair