



Roger
Parry
& Partners

Tanyfoel, Llanfihangel,
Llanfyllin, SY22 5HZ



Tanyfoel, Llanfihangel, Llanfyllin, SY22 5HZ
Offers in the region of £1,495,000

With breathtaking 360-degree views, Tanyfoel is a detached, three-bedroom farmhouse set in approximately 42.8 acres, with an established holiday letting business recently earning up to £50,000 per annum. This includes a detached five-bedroom barn conversion, capable of hosting up to twelve people, and an open-plan barn with a mezzanine level, capable of hosting up to three people. The buildings hold an elevated position within the acreage, offering excellent views of the valley and the surrounding hills. The 42.8 acres are a wildlife haven, comprising a range of natural habitats including pasture, meadow, ancient woodland, and a private stream. In addition, the sites elevated position, and the area's minimal light pollution, makes Tanyfoel a 'dark sky' paradise for stargazers.

Tanyfoel offers a unique opportunity to grow and potentially extend/ expand, to include glamping, shepherd huts or log cabins (subject to necessary consents and planning), thanks to the site's impressive features, views, and situation in respect to some of Wales most renowned tourist locations.



The Main House

With origins dating back to the early 19th Century, Tanyfoel is an attractive property combining charming characteristics with modern family living. The property's large kitchen/diner is fitted with bespoke, solid oak units, and benefits from a well-proportioned utility room and cloakroom. The sitting room centres around an original Inglenook fireplace, with an inset log burner, ideal for entertaining and 'cosy' winter nights. Accessed via the sitting room, the sun room offers excellent views thanks to its large, oak framed windows and glazed double doors, opening out onto the garden. Upstairs, three double bedrooms have shared access of a family bathroom, as well as a large balcony area with far reaching views, down the valley. An external laundry room services the holiday accommodation.



The property was restored with sustainability in mind, with the entire heating (underfloor) and hot water system powered by a ground source heat pump, as well as 14 solar panels offsetting the electrical costs.

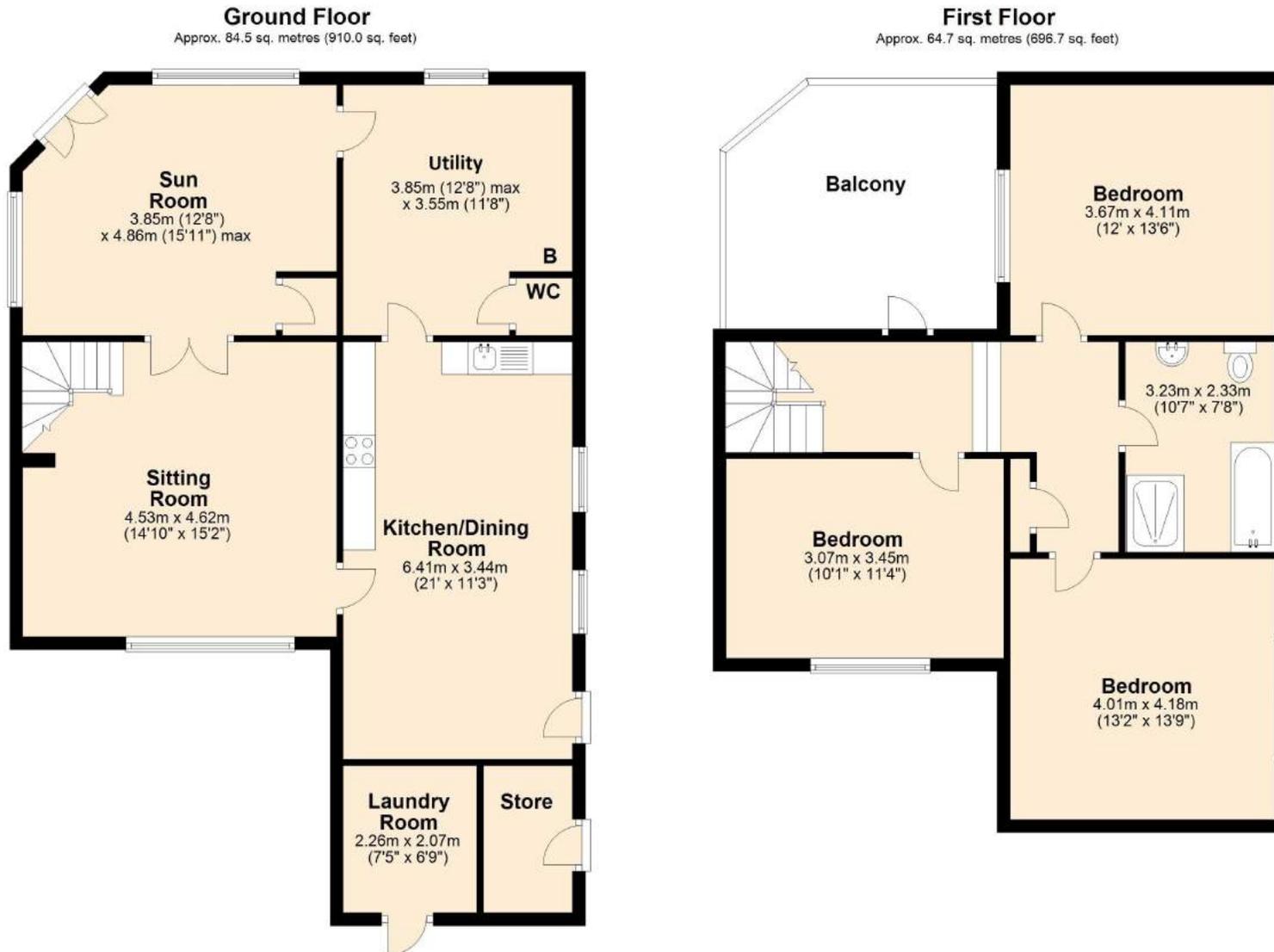
Furthermore, extensive insulation throughout the property has helped it to achieve an EPC rating of C78, which is exceptionally high for a property of this age.

Continuing the theme of sustainability, the patio and gardens include a large growing area, complete with productive raised beds, a greenhouse, and a fruit cage. The private terraced patio is an excellent place to entertain, whilst soaking up the sunshine and the views, and leads onto a one acre paddock, ideal for small livestock and poultry.





Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 149.3 sq. metres (1606.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

HOLIDAY LETTING BUSINESS

The current owners have established a highly successful business in recent years thanks to the two individual barn conversions and the incredible grounds they are situated in. The barns have the added feature of being highly sustainable, with a biomass boiler powering both properties heating systems, and sixteen solar panels off-setting electricity use. The business comes with a bespoke website (www.tanyfoel.co.uk), as well as a Five-Star rating on Sykes Holiday Cottages and, in recent years, has seen earnings of up to £50,000 per annum (financial information available on request). There is scope to expand the business (subject to necessary consents and planning) thanks to the extensive land surrounding the property. Wildlife tours, ancient woodlands and 'dark sky' nights are just some of the activities that could attract visitors all-year round.



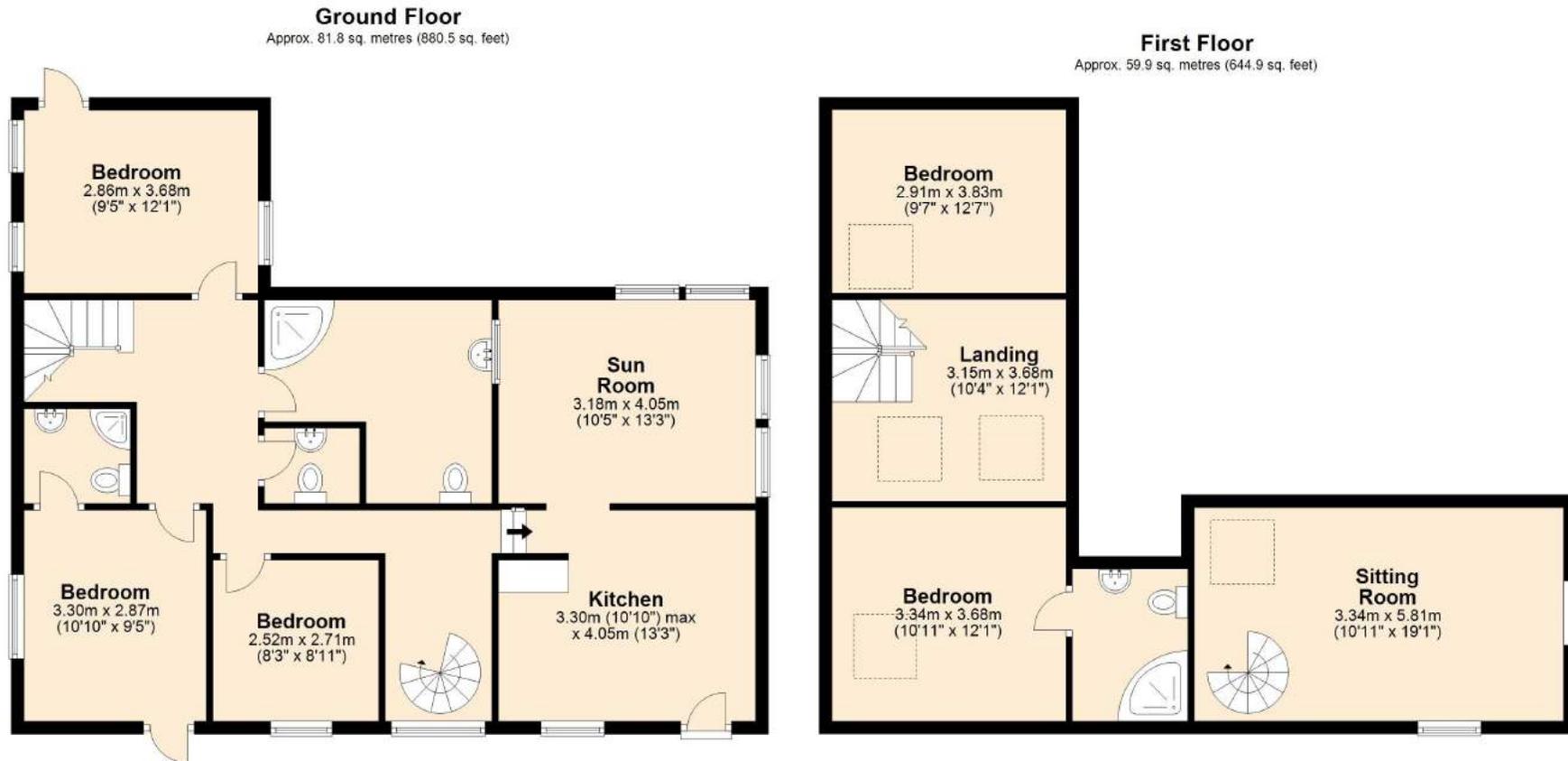
THE OWL HOUSE

The Owl House is an original stone barn, with origins dating back to the 1820's, that tastefully refurbished to retain features such as exposed stonework, beams and trusses. The five-bedroom accommodation allows space for up to twelve guests, ideal for larger or multiple families looking for an 'escape to the country'. Multiple living spaces include a stunning dual aspect dining room with incredible views of the surrounding countryside. A spacious decking area has a separate gravelled entertaining space, and a stone-built barbeque, giving guests the ability to enjoy their surroundings or partake in an outdoor dining experience.





Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 141.7 sq. metres (1525.4 sq. feet)

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TAWNY BARN

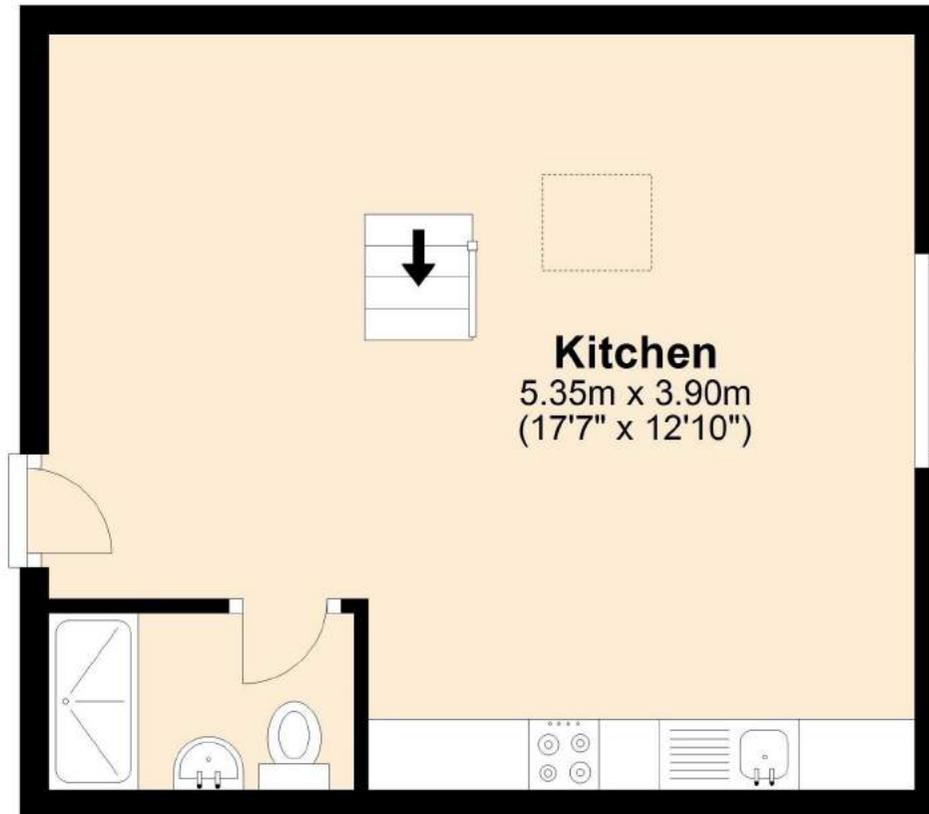
Tawny Barn offers an option as additional accommodation to the large barn or is an ideal holiday let for individuals, couples, or even a small family. The open-plan ground floor accommodation includes a kitchen, a living area, and a sleeping area with an enclosed shower room. A mezzanine level allows additional private living space, from the open-plan living area. An impressive picture window frames incredible views, from the property, of the luscious surrounding countryside.



Floor Plan
(not to scale - for identification purposes only)

Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



First Floor

Approx. 6.6 sq. metres (70.7 sq. feet)



Total area: approx. 39.6 sq. metres (426.6 sq. feet)

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OUTBUILDINGS

A large tarmacadam driveway allows driving access to both barns, as well as ample parking for a wide range and number of vehicles. A steel-framed tractor shed (10.97m x 4.48m) offers car or machinery storage. In addition there is a garage and further storage buildings, containing the biomass boiler.

LAND

Tanyfoel is surrounded by approximately 42.8 acres of variable land including pasture and undulating pasture, ancient woodland, and the Nant Y Graig Ddu stream. The land is littered with natural footpaths, quiet seating areas, and several impressive viewpoints, making this a true wildlife haven for the owner or, paying guests, to enjoy. The land offers potential for equestrian use, in particular the fields North of Foul Street that directly access the local stream (as a natural water source). There is livestock fencing surrounding the entire farmstead, and water supply and troughs to all fields

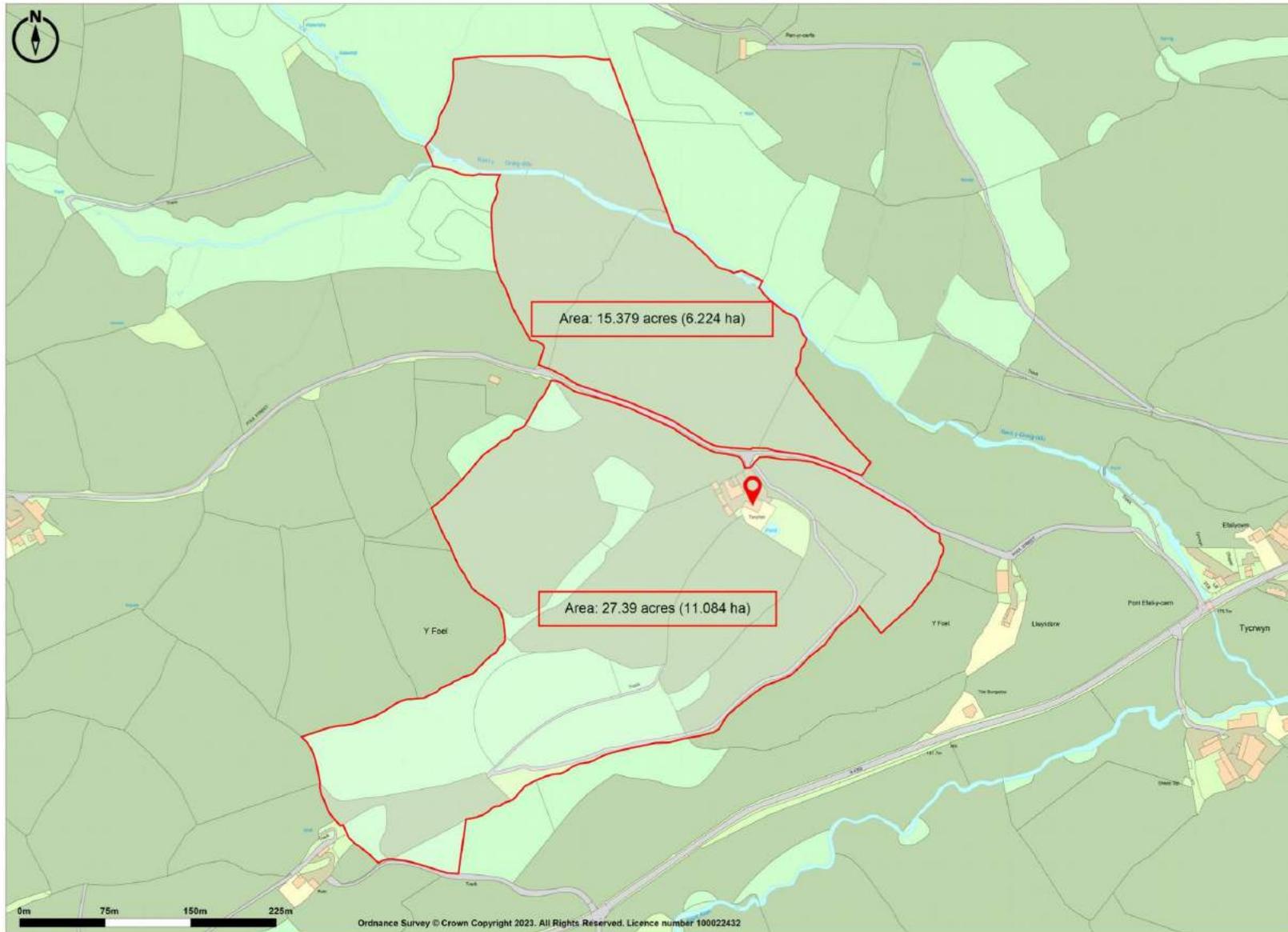




SELF-SUSTAINABILITY

With the UK's commitment to be carbon neutral by 2050 fast approaching, Tanyfoel is well advanced in its quest to be fully self-sufficient. The main property benefits from ground-source central heating, as well as the electricity supply being offset by solar panels, and private drainage systems for both the barns and main house. The barns are heated by a biomass boiler, fuelled by wood sourced from the woodlands, within the property's land. A productive growing area produces a wide range of vegetables, fruits, and herbs, whilst naturally growing edible fungi and fruits can be acquired from the surrounding land, and woodlands. There is also the ability to keep livestock and poultry as additional food sources.







Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

Directions:

From Welshpool follow the A458 continuing onto the A490. Remain on this road, signposted towards Llanfyllin, and after 5.8 miles take the right-hand turn onto A495, and then left onto the A490. Continue for 4.6 miles, through the market town of Llanfyllin, then taking a left-hand turn onto the B4393 for 2.3 miles. Take a right-hand turn onto Foul Street (single track road) and proceed for 0.3 miles. The entrance to Tanyfoel is on your left.

What3Words:///should.blogs.helps

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Welsh Bridge, Shrewsbury, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.