# Ynysuchaf
# Ystradgynlais
# Powys.

Price **£575,000**











- Farmhouse & Approx 2 acres
- Many Original Features
- Family Home & Annexe
- Master & En-Suite Facilities
- Semi Rural Location
- Ample Parking & Garage
- Heat Pump

## General Description

**EPC Rating: E50**

Characterful Farmhouse with Almost Two Acres of Gardens and Woodland.

Dating back to the 1970s, this charming farmhouse offers a wonderful blend of character, original features and a peaceful semi-rural lifestyle, whilst remaining conveniently located for local schools, shopping facilities and commuting links.

# Ynysuchaf, Ystradgynlais, Powys.

## Property Description
The property retains a wealth of characterful features, including an impressive inglenook fireplace, a striking stone spiral staircase and areas of exposed stonework, all of which contribute to its distinctive farmhouse appeal and timeless charm.
Set within just under two acres of gardens and woodland, the property enjoys a generous and attractive outdoor setting, offering space to relax, explore and enjoy the surrounding natural environment. The grounds provide a lovely sense of privacy and seclusion, with exciting potential for those wishing to embrace a more self-sufficient lifestyle and enjoy the benefits of growing their own produce and making the most of the land.
A particularly appealing feature is the ground-floor annexe accommodation, providing excellent flexibility for multi-generational living, independent accommodation for family members or a comfortable space for visiting guests.
With its generous grounds, versatile accommodation and welcoming character, this property could be the perfect home for an extended family looking to relocate together, share a more connected way of life and enjoy the freedom and possibilities of a semi-rural setting. Whether spending time together in the gardens, exploring the woodland or embracing a more self-sufficient lifestyle, this is a home offering space to live, grow and create a wonderful family future.

## Porch
Door to:

## Hall
Tiled floor, double radiator and stairs to first floor.

## Living Room (22' 5" x 14' 9") or (6.83m x 4.50m)
Original ingle nook fire place with bread oven and multi fuel fire on slate hearth. Wood block flooring, two double glazed windows to side and stable door. Feature beams to ceiling and original stone stair case leading to the first floor.

## Kitchen / Diner / Family Room (23' 2" x 16' 4") or (7.05m x 4.97m)
Ceramic 1, & 1/2 bowl sink and drainer in central island and breakfast bar. Plumbing for dish washer. walk in larder cupboard and two column radiators. Sold wood flooring, double glazed bi-fold doors to rear.

## Boot Room (10' 10" x 7' 10") or (3.30m x 2.40m)
Double glazed stable door to front, tiled floor, base unit, stainless steel sink and drainer with a tiled splash back. Column radiator and stairs to:

## Shower Room (8' 0" x 5' 0") or (2.43m x 1.53m)
Low level WC, shower cubicle with mains shower over and tiled splash back. Wash hand basin and storage unit, tiled floor, column radiator and double glazed window to side. Plumbing for washing machine.

## Garage (15' 2" x 14' 4") or (4.62m x 4.37m)
Up and open door, electric connected and stairs to storage area.

## Potential Annex

## Sitting Room (16' 9" x 14' 6") or (5.11m x 4.42m)
Oak flooring, double glazed window to front, double radiator, marble fire surround with electric fire insert.

## Kitchen/Diner (14' 9" x 11' 11") or (4.50m x 3.62m)
Fitted with a range of wall and base units, 1, 1/2 bowl stainless steel sink and drainer and tiled splash back. induction hob, with extractor over and double electric oven. Laminate flooring, double radiator,space for fridge freezer and double glazed stable doors.

## Bedroom/ Reception Room (10' 6" x 8' 6") or (3.20m x 2.58m)
Double glazed window to front and side and laminate flooring.




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