

Dol-Llys Hall Sales Brochure - Flat 1

General Description:

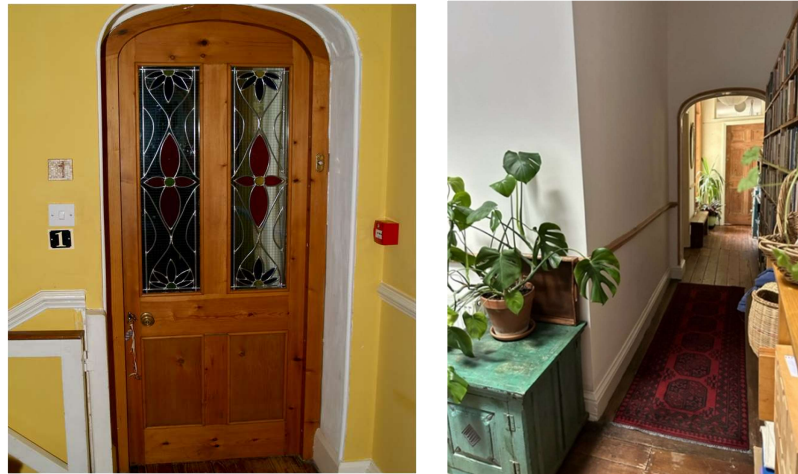
This brochure should be read in conjunction with the information on the website, which tells you about the hall and grounds in more detail.

Flat 1 is a first-floor apartment currently configured as a 3 bedroomed self-contained property. The hall was built in 1812, with some later Victorian additions. Apart from the kitchen and bathroom, this flat is part of the original Georgian building. There are exceptional views from most of the windows. The rooms have working wooden shutters.

The house stands within approximately 14 acres of grounds, 8 of which are given over to woodland. It has been divided into 7 flats plus 2 large communal rooms, there is a shared laundry, guest bedroom, cellar, and some outdoor sheds. The allotment area with polytunnels, has both communal and individual space. Central heating and hot water are provided by a wood pellet boiler and back-up oil boiler located within the cellar. All the flats have wood burners, and we process our own timber to supply these. There is a modern fire detection system covering the whole house.



Flat 1 Entrance and Hall:

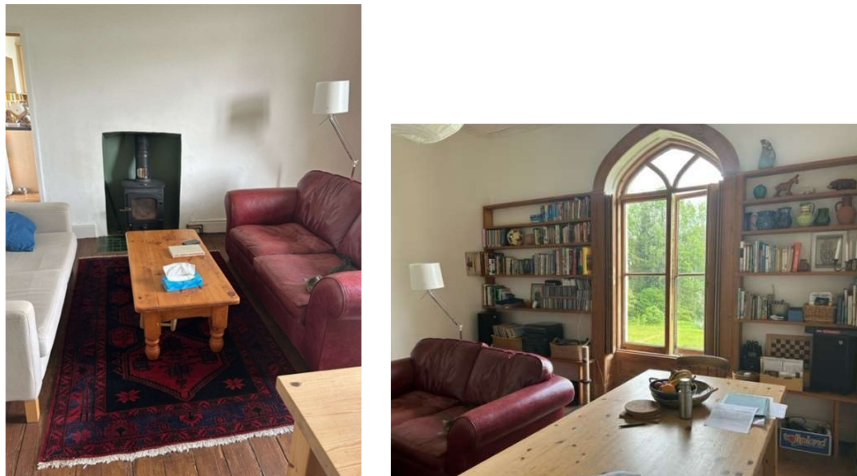


The flat is accessed from a staircase that leads directly up from the main hallway. The landing is shared with one other flat.

The front door opens into an L shaped hallway 6.4m long, 1.4 m at its widest point. There is an additional storage area which is 3.57m x 1.1m

Living Room

This room measures 4.7m x 4.6m. It has a wood burner, built-in shelving units, and good views over the River Severn



Kitchen

The room measures 2.7m x 2.4m. It is fitted with floor and wall units and a calor gas stove (there is no mains gas in the property). It too has extensive views over the river valley.



Bedroom 1:

This is the largest of the three bedrooms – currently used as an additional lounge. It overlooks the courtyard at the rear of the house. The room measures 4.4 x 3.9 m.



Bedroom 2:

Another double bedroom, this one overlooks the main driveway. The room measures 3.6m x 3.55m. This room catches the afternoon and early evening sun.



Bedroom 3

The smallest of the three bedrooms – currently used as an office, measuring 4.2 x 2.2m



Bathroom:

With a high-level cistern, the bathroom has a certain old-world charm, but has modern features such as the shower over the bath and a heated towel rail. The room is 4.5 x 1.35m.

