

**FOR SALE**

Offers Over £350,000

Waterloo House, High Street, Meifod, Powys, SY22 6BZ

Built around 1815 this Grade 2 listed period property boasts many character features, two reception rooms, kitchen, four bedrooms and two further attic rooms. Adjoining the property is a 1 bedroom annexe with lounge, W.C., and presently used as a studio which could be converted to a bedroom or annexe. The property has a wood burning stove in the lounge with back boiler providing heating. Pleasant rear garden with vegetable patch, garage and views.





- **Grade II Listed Property**
- **Character Features**
- **Four Bedrooms**
- **Two Attic Rooms**
- **1 Bed Annexe**
- **Wood Burning Stove**

TIMBER ENTRANCE DOOR

Leading into

ENTRANCE HALL

With stairs off, doors to lounge and dining room.

LOUNGE

18'2" x 14'4" (5.54 x 4.37)

With large stone inglenook fire place with oak mantelpiece, slate paved hearth with wood burning stove with back boiler providing central heating. Exposed beams to ceiling, central heating radiator, sash window with secondary glazing to the front elevation, window to the rear elevation with secondary glazing, door to

INNER HALLWAY

With under stairs storage cupboard, wall light point.

DINING ROOM

18'0" x 10'7" (5.49 x 3.23)

Sash window to the front elevation with secondary glazing, central heating radiator, door to inner hallway, shelved recess, exposed beam to ceiling.

KITCHEN

12'7" x 9'7" (3.84 x 2.92)

Fitted with a range of wall and base units with laminate roll top work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, space for LPG gas cooker, tiled floor, double glazed windows to both front and side elevations over looking the rear garden and farmland beyond. Stable door, integrated fridge and freezer, extractor canopy, loft access.

LANDING

BEDROOM ONE

10'6" x 10'5" (3.20 x 3.18)

Sash window to the front elevation with secondary glazing, central heating radiator.

BEDROOM TWO

11'3" x 9'2" (3.43 x 2.79)

Sash window to the front elevation with secondary glazing, central heating radiator, exposed floorboards, built in wardrobe, exposed beam to ceiling.

BEDROOM THREE

8'9" x 6'3" (2.67 x 1.91)

Double glazed window to the rear elevation, airing cupboard.

BEDROOM FOUR/STUDY

7'0" x 6'0" (2.13 x 1.83)

Sash window to the front elevation, exposed floor boards.

BATHROOM

Fitted with a white suite comprising of bath, walk in electric shower, wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, double glazed window to the rear elevation.



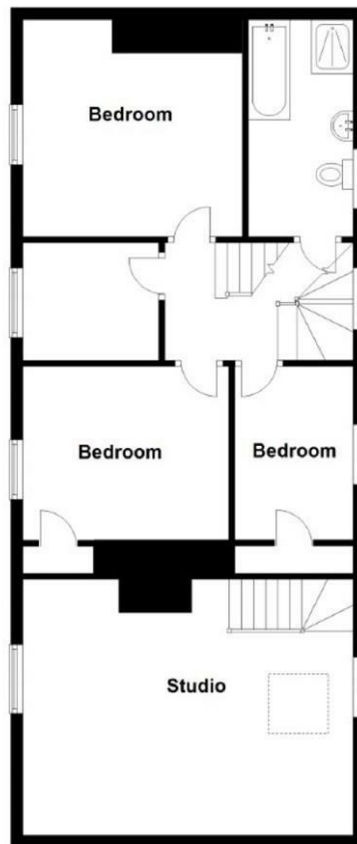
Ground Floor

Approx. 86.4 sq. metres (929.8 sq. feet)



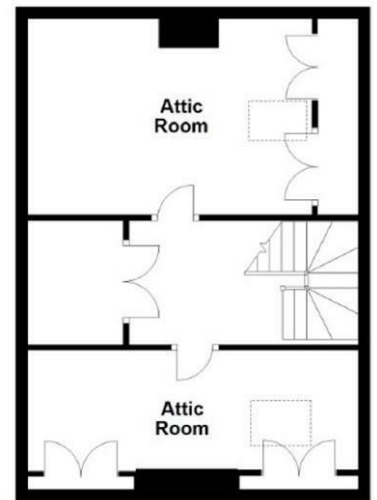
First Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



Second Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 205.4 sq. metres (2211.2 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.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



LANDING.

With exposed beam to ceiling, large storage cupboard.

ATTIC ROOM ONE

Double glazed roof light, window to the side elevation, eaves access, exposed beams.

ATTIC ROOM TWO

Double glazed roof light, window to the side elevation, eaves access, exposed beams, exposed floor boards.

ANNEXE

LOUNGE

10'5" x 10'0" (3.18 x 3.05)

With timber entrance door, inset wood burning stove set on tiled hearth with stone surround and timber mantelpiece, beamed ceiling, window to the front elevation, under stairs storage cupboard, door to rear hallway with rear access door, stairs off to Bedroom.

UTILITY/W.C.

6'7" x 6'2" (2.01 x 1.88)

Low level W.C., plumbing and space for washing machine, stainless steel sink drainer unit, double glazed window to the rear elevation, exposed beams to ceiling.

BEDROOM

16'4" x 12'2" (4.98 x 3.71)

Sash window to front elevation, double glazed window to the rear elevation, double glazed roof light, storage cupboard, exposed ceiling beams.



EXTERNALLY

To the front the property has hedge surround, pedestrian access gates to front door, lawned area with established borders, slate steps lead up to the front door, to the side of the property is gated vehicular access to tarmacked parking area with wood store, storage shed. Single Garage with up and over door, further wood store, vegetable plot, fruit trees, lawned area, established borders, paved patio seating area, greenhouse, outside tap and courtesy light.

SERVICES

Mains electricity, water, drainage and wood burning stove are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: 01938 552828
The property is in Band 'E'

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel :01938 555552.
Email: welshpool@hallsgb.com

DIRECTIONS

The postcode for the property is SY22 6BZ
What3words reference is:
thousands.troubles.redeemed

MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill

WEBSITES



Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

FOR SALE

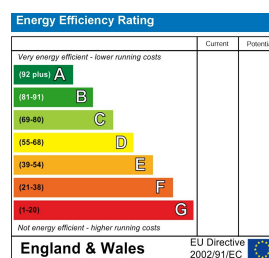
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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