

Halls ¹⁸⁴⁵

Sunnybank, Mochdre, Newtown, Powys, SY16 4JN

Offers Over £500,000

FOR SALE

Situated in an elevated setting with stunning views this individually designed four bedroom detached family house is situated in a plot of around 3.5 acres divided into three paddocks with a brook running across the rear boundary. The property boasts large metal car port and workshop/ storage area ideal for anyone looking to run a business and two field shelters. The accommodation comprises entrance hall, Lounge with stove, conservatory maximising the stunning and peaceful views, study, kitchen/diner, utility, shower room, garage, two double and two single bedrooms and four piece family bathroom, Double glazed, oil central heating and no onward chain.



UPVC Double Glazed Entrance Door
Leading into

Entrance Hall

With turned staircase off, double glazed window to the front elevation, understairs storage cupboard, smoke alarm, central heating radiator.

Study
2.79m x 2.16m

Central heating radiator, double glazed window to the rear elevation.



Lounge
5.31m x 4.45m

Double glazed patio doors to the side elevation leading into Conservatory, double glazed windows to side and rear elevations, inset stove set on quarry tiled hearth with timber surround, two central heating radiators, television points, two wall light points.

Conservatory
maximum measurements 5.41m x 3.58m

Being L shaped, double glazed windows to four elevations with views over the paddocks, woodland and the hills beyond, tiled floor covering, wall mounted electric heater, door to rear.



Kitchen/Dining Room

5.59m x 3.76m

Double glazed windows to front and rear elevations, central heating radiator, wood laminate floor covering, range of oak fronted wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, electric hob and oven, extractor canopy, breakfast bar, integrated dishwasher and fridge, tiled splashbacks.

Utility Room

3.43m x 1.91m

Base unit with integrated freezer, laminate work surfaces, oil fired boiler, tiled floor, heating timer controls, door to garage.

Shower Room

With walk in electric shower, low level W.C., pedestal wash hand basin, tiled floor, frosted double glazed window to the side elevation, extractor fan.

Galleried Landing

With loft access, double glazed window to the front elevation with views over the paddocks and woodland beyond, smoke alarm, double airing cupboard.

Bedroom One

5.38m x 4.47m

Double glazed windows to front and side elevations with views, central heating radiator, television point, central heating radiator, built in wardrobe, bedside draw units, dressing table.

Bedroom Two

5.28m x 4.04m

Double glazed window to the side elevation, two double glazed roof lights, central heating radiator, television point.

Bedroom Three

3.73m x 2.03m

Double glazed window to the front elevation, central heating radiator.

- Individually Designed Property
- Conservatory
- Large Metal Car Port
- Rural Views

- Four Bedrooms
- 3.5 Acres of Land
- Workshop/Garage
- No Onward Chain





Bedroom Four **2.79m x 2.24m**

Double glazed window to rear elevation, central heating radiator.

Bathroom

Fitted with a four piece suite comprising walk in double shower, corner bath with mixer tap, shower attachment, low level W.C., pedestal wash hand basin, central heating radiator, frosted double glazed window to the rear elevation, extractor fan.

Externally

Property is approached by a gated tarmac driveway with large parking and turning area, oil tank, pressed concrete pathway leading to front door, paved patio area, decked seating area to side, gravelled flower beds, gate to side paddock, lawned area, dog kennel.

Five bar gate leads to lower paddock with gate down to the brook, two field shelters.



Metal Shed **8.94m x 9.04m**

Mezzanine level 29'5 x 14'5 with power and light.

Garage **5.26m x 3.48m**

Double glazed window to the front elevation, door to utility room, up and over door, power and light.

Metal Car Port **9.25m x 9.17m**

With light (which could have an additional mezzanine storage level)

Agents Notes

Land totals around 3.5 acres divided into three paddocks.



There is a footpath running to the left hand boundary along the driveway and down to the footbridge across the river.

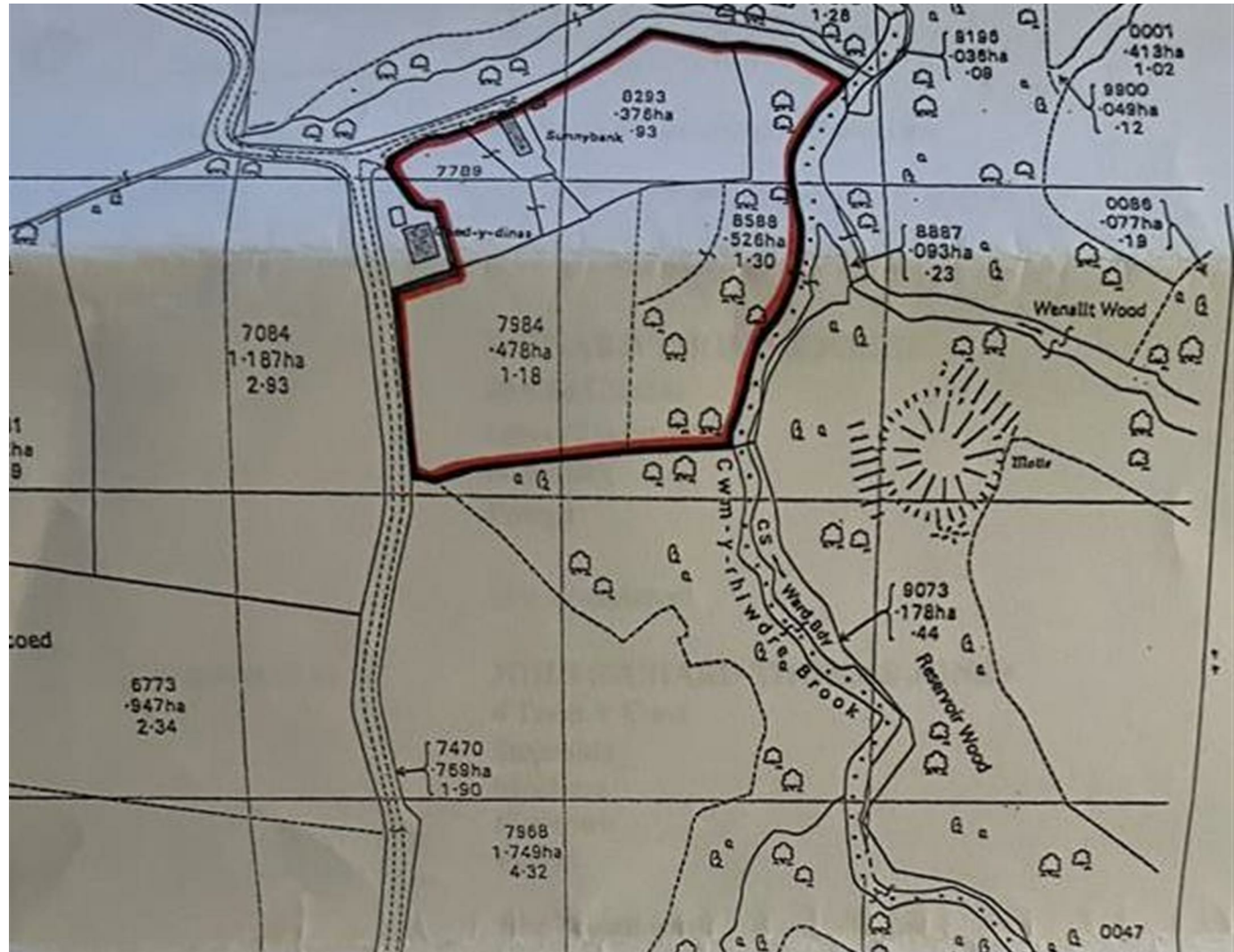
The property has no onward chain.

Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'



Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY16 4JN

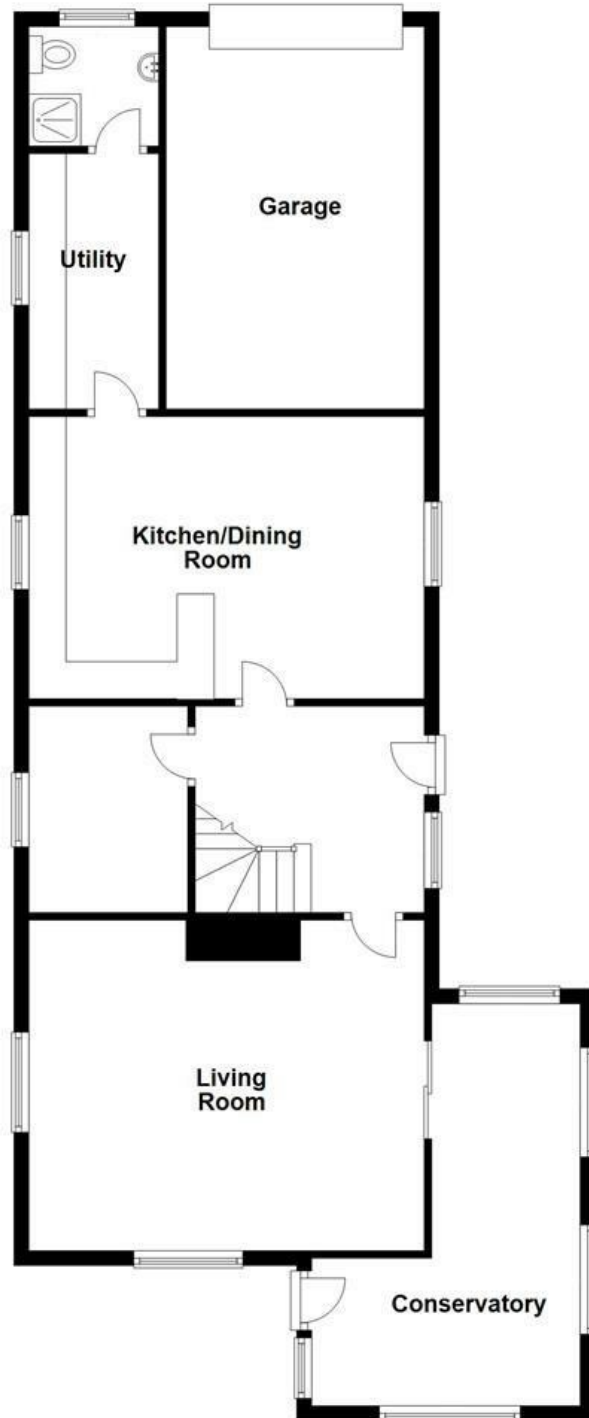
What3Words Reference is balancing.stuck.violinist

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the

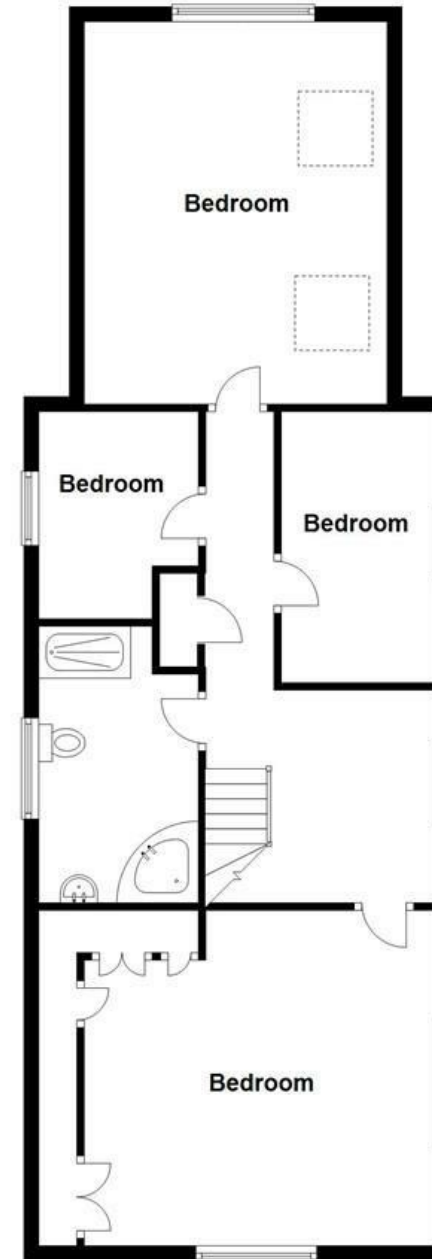
Ground Floor

Approx. 102.4 sq. metres (1102.1 sq. feet)



First Floor

Approx. 81.6 sq. metres (878.6 sq. feet)



Total area: approx. 184.0 sq. metres (1980.7 sq. feet)

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



FOR SALE

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initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

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

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		52
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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