



12 Mill Fields, Milford, Newtown, Powys, SY16 3JP

Offers in the region of £600,000

FOR SALE

Fantastic opportunity to acquire a spacious 4 bedroom detached family home. The property also includes approximately 9.4 acres of land with 6.6 acres of usable grazing land and the rest being waterfront, stream and woodland. This property has been extended and comprises of entrance porch and hall, W.C., lounge, dining room, kitchen/breakfast, utility, rear hallway and large family room with vaulted ceiling, galleried landing, principle bedroom with ensuite, three further bedrooms and family bathroom. Externally there is a double garage, further single garage shed and a detached garage with workshop area.



Frosted double glazed entrance door into

Entrance Porch

Tiled floor, double glazed window to side elevation, frosted double glazed patio doors leading into

Entrance Hall

Part vaulted ceiling, radiator, turned staircase off, under stairs storage cupboard, panel glazed doors to kitchen and dining room.



Lounge

Double glazed windows to front and side elevations with double glazed patio doors leading out to south facing entertaining area to rear of the property, living flame gas fire set on tiled hearth, exposed brick work to one wall, television point, radiator, opening into

Dining Room

Double glazed window to rear elevation, radiator, exposed brick work to one wall, panel glazed door to entrance hall.



Kitchen

Fitted with a range of wall and base units, laminate roll top work surfaces, two and a half bowl stainless steel sink drainer unit with mixer tap, double glazed window to rear overlooking the rear garden, gas hob, extractor canopy, Belling twin oven, tiled floor, wall mounted Vaillant gas boiler, tiled splashbacks, breakfast bar, tongue and groove ceiling, radiator, double glazed door to rear hallway.

Utility

Fitted with a range of wall and base units, plumbing and space for washing machine and dishwasher, space for fridge freezer, tiled floor, double glazed window to front elevation.

Rear Entrance Hall

Tiled floor, frosted double glazed rear access door with side windows, door to garage, panel glazed door to

Family Room

Vaulted ceiling creating a light and bright room, electric heater, two wall light points, four spotlights, double glazed patio doors leading to rear paved entertaining area, double glazed window to side elevation.

Galleried Landing

Wall mounted electric heater, double glazed window to front elevation, shelved storage cupboard with sliding doors, loft access.

Master Bedroom

Double glazed window to rear elevation with views over the rear garden, radiator, built-in wardrobes and dressing table, ensuite with walk-in shower, extractor fan, wash hand basin set on vanity unit with drawers to either side, low level W.C., bidet, tiled walls, wall mount electric heater, shaver point, three wall light points, large walk-in storage cupboards.

Bedroom Two

Double glazed window to rear elevation, radiator, built-in wardrobe with sliding doors, wash hand basin set on vanity unit with storage cupboard under.

- Spacious 4 bedroom detached family home sitting in a plot of 0.5 acres
- Ground floor accommodation comprises of lounge, dining room, kitchen, utility and large family room
- External features include double garage, further single garage shed and detached garage with workshop area
- Further 6.6 acres of grazing land surrounded by the River Severn and Mill Race
- First floor accommodation comprises of principle bedroom with ensuite, three further bedrooms and family bathroom
- Viewing is advised to appreciate the location and plot





Bedroom Three

Double glazed window to rear elevation, radiator, wash hand basin set on vanity unit with storage cupboard under.

Bedroom Four

Double glazed window to front elevation, radiator.

Family Bathroom

Refitted with a white suite comprising bath, pedestal wash hand basin, low level W.C., walk-in shower, frosted double glazed window to front elevation, tiled walls, heated chrome towel rail, shelved airing cupboard and heating timer controls.

Externally

To the front, the property is approached by a gated entrance leading onto sweeping tarmac driveway with



parking and turning area, entrance canopy with paved seating area under, courtesy lights, lawn, hedge surround, double garage; with electrically operated up and over door, power, light, loft access and access door into rear hallway, single garage; with up and over door, power and light, garage/ workshop; with high level twin opening doors, pedestrian side access door, two windows to side elevation, power and light.

To the side of the property is a lawned area, rose bed and pergola.

To the rear is a large south facing paved patio for entertaining, rear entrance canopy, lawn, shed, established Beech tree and Evergreens. It is well fenced and gated into the rear paddock.

A five bar gate provides road access with opens onto the mill race with a variety of established trees. The land runs behind to the next door properties and bridge provides access across the mill race into the field, which is gated and the land extends in this area to around 5.84 acres with the smaller paddock behind the property being around 0.76 acres.



Services

Mains electricity, mains water, gas heating and private drainage 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 'G'

Viewings

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

Directions

Postcode for the property is SY16 3JP

What3Words Reference is youth.glare.encode

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 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.

Approximate Area = 1892 sq ft / 175.7 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Garage = 471 sq ft / 43.7 sq m

Outbuilding = 405 sq ft / 37.6 sq m

Total = 2807 sq ft / 260.7 sq m

For identification only - Not to scale



GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR





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



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EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		