



FOR SALE

Offers in the region of £575,000

Old House, Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JE

Equestrian Property – A beautifully renovated three-bedroom stone cottage finished to a high standard using quality traditional materials. The south-facing home offers a spacious open-plan kitchen and dining area with stone flooring and inglenook fireplace, plus a separate lounge with wood burner. French doors and picture windows enjoy open rural views. Upstairs are three bedrooms and a stylish four-piece bathroom. Set in approximately 4.4 acres (with separate 6.78 acres of grazing land available), the property includes three stables, a tack room and concrete yard. Planning consent is in place for two holiday pods with parking (Ref: 25/0648/FUL), with infrastructure and services installed and groundworks running to the pods completed – ready to build.





- Characterful three-bedroom country cottage
- Beautifully renovated using quality traditional materials
- South-facing rural location with open farmland views
- Set within approximately 4.4 acres with a separate 6.78 acres of grazing land available
- Planning consent for two holiday pods with parking (Ref: 25/0648/FUL)
- Viewing highly recommended

FROSTED DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With stone flooring, double glazed windows, panelled glazed door leads into

KITCHEN/DINING ROOM

19'7 x 13'4 (5.97m x 4.06m)

Been re-fitted with a modern range of shaker style sage green wall and base units, Oak work surfaces, twin bowl ceramic sink with mixer tap, integrated dishwasher, washing machine and tumble dryer, integrated electric oven and microwave oven, space for American style fridge freezer, two double glazed windows to the front elevation with Oak window sills. AG induction five ring electric hob, stone floor covering, frosted double glazed rear access door, radiator, recessed spotlights, inglenook fireplace with slate hearth and wood burning stove, bread oven, exposed stone work to two walls, smoke alarm. Oak door leads through into

LOUNGE

17'9 x 12'4 (5.41m x 3.76m)

Solid oak flooring, double glazed French doors and picture window to the front elevation overlooking the surrounding farmland, inset wood burning stove, television point, understairs storage cupboard, recessed spotlights, smoke alarm, stairs off.

LANDING

Double glazed roof light, storage cupboard.

BEDROOM ONE

12'7 x 11'6 (3.84m x 3.51m)

Double glazed windows to both front and side elevations, vaulted ceiling, loft access with boarded storage area, exposed stone work to one wall, radiator.

BEDROOM TWO

10'0 x 8'2 (3.05m x 2.49m)

Double glazed window to the front elevation, radiator, built in wardrobe with Oak door, exposed stone work to one wall.

BEDROOM THREE

11'9 x 7'9 (3.58m x 2.36m)

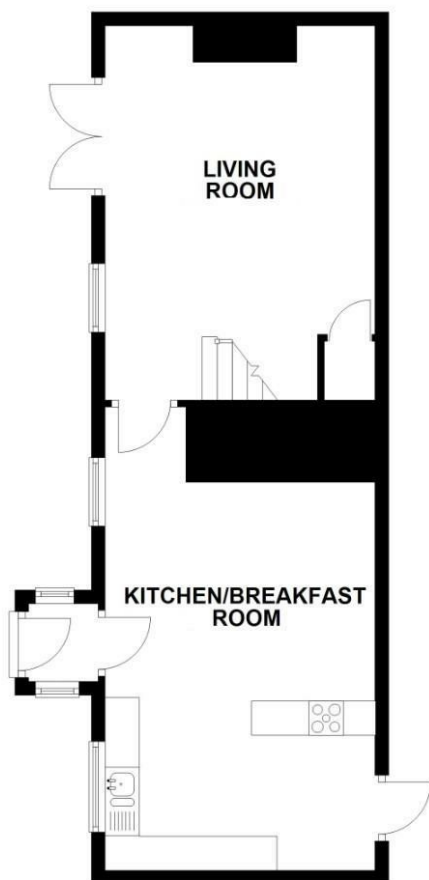
Two double glazed windows to the front elevation, central heating radiator, built in wardrobe with Oak door, loft access with drop down ladder with boarded storage area, walk in wardrobe with hanging rails and shelving.

BATHROOM

With free standing dual end bath with central mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit with storage cupboard under, walk in shower, low level W.C., double glazed window to the side elevation, recessed spotlights, extractor fan, tiled floor.



GROUND FLOOR



FIRST FLOOR



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.



1 Reception
Room/s



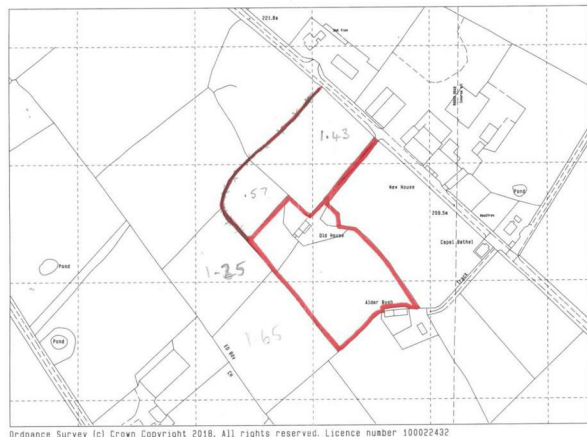
3 Bedroom/s



1 Bath/Shower
Room/s

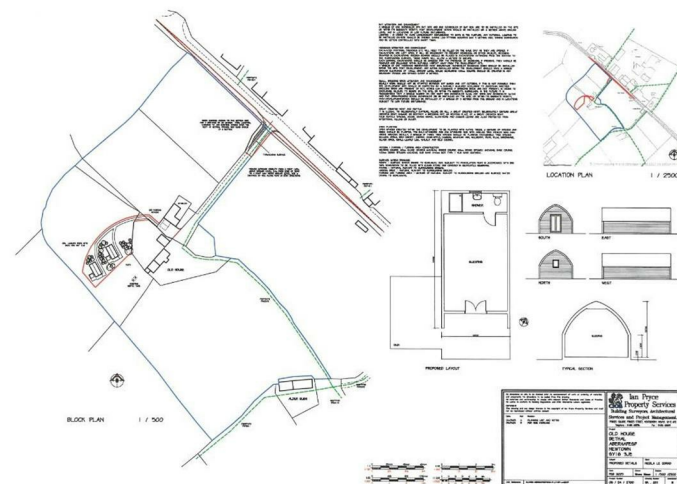


OLD HOUSE, ABERHAFESP, NEWTOWN, POWYS



FOR IDENTIFICATION PURPOSES

Scale - 1/2500



EXTERNALLY

The property is approached along its own gravelled driveway, leading to a large parking and turning area. There is an orchard with two raised vegetable beds, raised decked seating area. Kitchen garden with five raised beds, gravelled entertaining area to the front of the property with raised flower beds. Electric car charging point, courtesy lights. To the rear is a generous sized garden area with well and Firebird oil fired boiler and oil tank. The land extends to approximately 4.4 acres.

WOODSTORE

STABLES

STABLE ONE

11'6 x 12'8 (3.51m x 3.86m)

Having power, light and water.

STABLE TWO

12'4 x 11'4 (3.76m x 3.45m)

Having power, light and water.

STABLE THREE

11'8 x 11'1 (3.56m x 3.38m)

Having power, light and water.

TACK ROOM

15'6 x 11'2 (4.72m x 3.40m)

With shelving.

LEAN TO STOREROOM

10'5 x 6'5 (3.18m x 1.96m)

AGENTS NOTES

There is an additional 6.78 acres of land available by separate negotiation. There is planning consent granted for two holiday pods, hot tubs, and parking area Ref :- 25/0648/FUL

SERVICES

Mains electricity, mains water, private drainage and oil central heating are connected at the property. Broadband is EE LTE and around 56mps. 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 'E'

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

DIRECTIONS

Postcode for the property is SY16 3JE

What3Words Reference is pass.branded.lamplight

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.



WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com

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FOR SALE

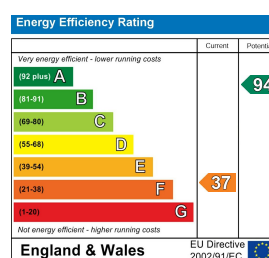
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



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