



Tremallt, Carno, Powys, SY17 5LT

Attractive FOUR/FIVE DOUBLE BEDROOM (three ensuite) stone built property that adjoins open countryside. Having operated as a successful B&B for many years in its' past, the period property now also offers an ideal opportunity to create a delightful family home.

The property would benefit from some upgrading and with its large mature gardens, off-road parking, garden outbuildings and productive vegetable garden areas, the property must be viewed to appreciate all it has to offer.

- * Conservatory * Lounge * Dining Room * Ground Floor Bedroom 5 (ensuite) * Kitchen *
- * Four First Floor Bedrooms (two ensuite) * Family Bathroom *
- * Brick-built shed * Workshop * Wood Garden Shed * Greenhouse *
- * EPC Rating 'fbc' *

£395,000 Price
Freehold

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ACCOMMODATION comprises:

Conservatory

Accessed via a pedestrian door at the front this south east facing conservatory is glazed to all sides on a low dwarf stone and brick wall, with glazed pitched roof.

Doors to:

Inner Hallway

Ornate coved ceiling. Tiled floor.

Exposed pine panelled staircase with Understairs Cupboard.

Doors to:

Lounge

Having delightful box bay window to front and additional window to side. Picture rail and dado rail.

Wood burning stove set on a slate hearth with wood mantel surround. Fitted carpet. Radiator.

Dining Room

Super box bay window to front and additional window to side. Picture rail and dado rail.

Fireplace with tiled hearth and backplate and with wood mantel surround. Fitted carpet. Radiator.

Ground Floor Bedroom (Bed 5) / Third Reception Roo

Coved ceiling, fitted carpet, radiator. Secondary glazed window to rear.

Ensuite Shower Room

WC suite, wash hand basin, enclosed shower cubicle with electric shower heater.

Fully tiled walls. Obscure window to rear.

Kitchen

Good range of matching base and wall units with worktops and tiled splashbacks over.

Range-style electric oven, inlaid sink with mixer tap, space for white goods.

Recessed lighting. External door to rear. Original attractive quarry tiled floor.

FIRST FLOOR

The pine balustraded staircase with fitted carpet rises to the First Floor.

Landing

Attractive balustrades. Coved ceiling. Fitted carpet. Radiator.

Doors to:

Bedroom 1 (Ensuite)

Coved ceiling, fitted carpet, radiator.

Large window to front.

Door to:

Ensuite Shower Room

WC suite, pedestal wash hand basin with tiled splashback. Part pine panelled walls. Obscure window to front.

Fully tiled and enclosed shower cubicle with electric shower heater and glass sliding door. Spotlights.

Bedroom 2

Coved ceiling, fitted carpet, radiator.

Large window to front.

Door to:

Ensuite Shower Room

WC suite, wall hung wash hand basin with tiled splashback, glass shelf and mirror over.

Fully tiled and enclosed shower cubicle and glass folding door. Extractor vent.

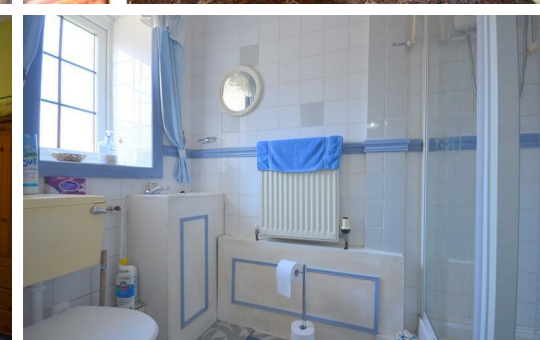
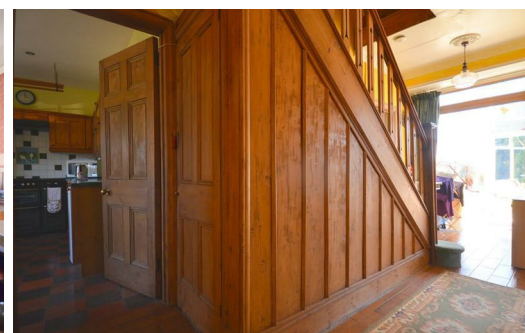
Bedroom 3

Fitted carpet, radiator, window to rear.

Bedroom 4

This room is currently used as an office but is an excellent sized bedroom.

Fitted carpet, radiator, window to rear.



Bathroom

WC suite,. Pedestal wash hand basin with fluorescent light and shaver point over. Bidet.

Panelled bath with electric shower and having glass screen and shower curtain over.

Part tiled walls. Obscure window to rear. Radiator.

OUTSIDE

The property is located in excellent sized gardens to the front and rear, laid mainly to lawn with mature hedged boundaries.

The front garden has a wildlife pool and attractive trees. A concrete path leads from the Conservatory to a metal wicket gate on the northern boundary.

The rear of the property provides a tarmac car parking area with space for several vehicles.

A tiled BRICK BUILDING with slate roof provides excellent storage, as does a WORKSHOP/FORMER GARAGE and additional WOOD GARDEN SHED at the side fo the property.

A GREENHOUSE is also included in the sale.

As well as a pleasant decked seating area, the rear garden has attractive flowering trees and

shrubs.

Adjacent to the stream on the western boundary is a productive vegetable garden area.

Solar Panels

The house benefits from 16 x 240w array of PowerPlus Polycrystalline PV panels which were commissioned on 15 February 2012 and which provide much welcome energy for the property owner.

Services

Mains electricity, gas, water and drainage.

Council Tax

We are advised that the property is in Council Tax Band F.

Local Authority

Powys County Council. Tel No: 01597 826000
www.powys.gov.uk.

Local Area

Carno is a small village located in Powys, The community, which is also a parish in the historic county of Montgomeryshire is said to be the geographical centre of Wales. The community benefits from a range of facilities, a primary school, convenience store, two pubs, places of worship and has a thriving Community Centre which supports a range of recreational activities and clubs.

Caersws, a few miles to the east, is slightly

bigger and is serviced by a primary school, doctor's surgery, shop, post office, butchers, garage/filling station and two public houses. It has excellent transport links by road, by bus and by train with a station on the Cambrian Coast railway line offering easy connections to Aberystwyth, Shrewsbury and Birmingham which offer further connections to London and beyond.

Further shopping, leisure and recreational facilities are located in Newtown, which provides excellent shopping facilities as well as a cottage hospital, primary and secondary schools, leisure centre with gym and swimming pool, doctor's surgery and dental practice.

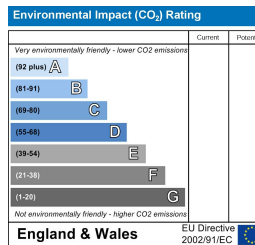
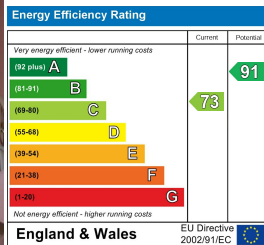
In addition to its many attractions, as the largest town in central Wales, Newtown provides the ideal base to explore the surrounding countryside. There are nature reserves, canal paths, the Severn Way and many local walks and cycling routes to enjoy.

The west Wales coast is a very pleasant and scenic 45 minute drive to the west of Carno.

Important Notice

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Neither these particulars, nor oral representations, form part of any offer or



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Any services, systems and appliances mentioned have not been tested by us and we cannot

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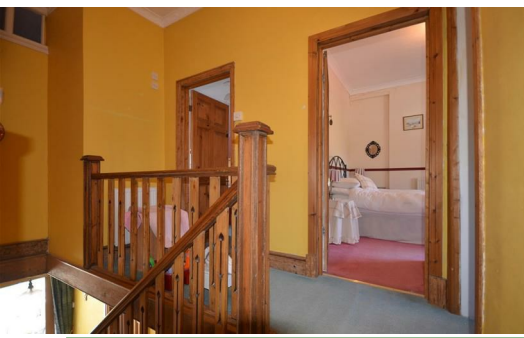
A copy of the Code of Practice is available in

the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

DRAFT 1606925425



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