

**FOR SALE**

Offers in the region of £400,000

## The Old Post Office, Trewern, Welshpool, Powys, SY21 8EA

Situated between Shrewsbury and Welshpool this Grade II listed semi detached property boasts a wealth of character features including inglenook fireplaces, quarry tiled floors, beamed ceilings, barrel room, original windows, the master bedroom has a vaulted ceiling with exposed A frames and exposed floorboards and has stunning views over to long mountain. The property has two staircases leading to the two first floor bedrooms, with one ground floor bedroom and bathroom, The property is situated in a generous plot with parking and car port. Viewing advised.







- Grade II Listed
- Wealth of Character Features
- Vaulted Ceilings
- Inglenook Fireplaces
- Generous Sized Plot
- Amazing Views of Long Mountain

**TIMBER ENTRANCE DOOR**

Into

**SITTING ROOM**

13'8 x 13'7

With stone inglenook fire place with original cast iron grate, stone hearth, beamed ceiling, wood laminate floor covering, window to the front elevation, central heating radiator, door to stairs.

**KITCHEN**

11'0 x 10'6

Fitted with a range of wall and base units with polished granite work surfaces, integrated fridge, freezer, washing machine and dishwasher, Stoves range cooker with gas fired hob with electric ovens, tiled splashbacks, beamed ceiling, quarry tiled floor, belfast sink, central heating radiator, window to the front elevation.

**DINING ROOM**

12'3 x 9'9

With quarry tiled floor, cast iron fire surround with tiled insert, stone hearth, polished stone mantlepice, built in display cabinets with storage cupboard under, beamed ceiling, window to the front elevation, central heating radiator.

**LOUNGE**

13'2 x 11'8

With beamed ceiling, window to the front elevation, quarry tiled floor, door to the front elevation, inglenook fire place with oak mantlepice, central heating radiator, unique cast iron wood burning stove, two wall light points, door to staircase, opens into

**BARREL ROOM**

13'1 x 7'0

With quarry tiled floor, step up to inner hallway.

**BATHROOM**

Claw foot roll top bath, pedestal wash hand basin, low level W.C., quarry tiled floor, part tiled walls, built in storage cupboard, central heating radiator, extractor fan.

**BEDROOM**

12'6 x 9'0

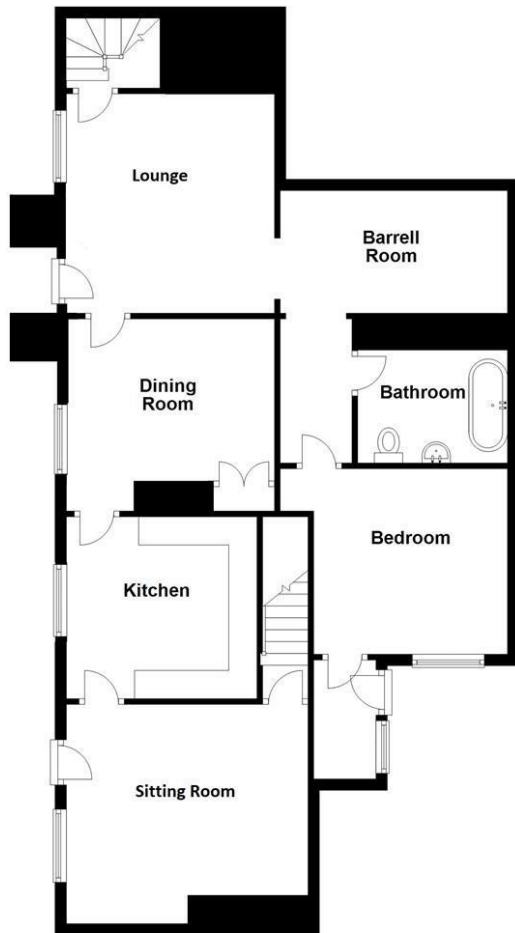
Double glazed window to the side elevation, central heating radiator, wood laminate floor covering, exposed and painted stone wall.

**BOILER ROOM**

With Worcester combination boiler, wood laminate floor covering, door and window to rear elevation.



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.



4 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



#### MASTER BEDROOM

26'1 x 14'6 Maximum Measurements

Quite a unique room, having vaulted ceiling, exposed A frame, polished original floor boards, open fire with cast iron grate and quarry tiled hearth, three windows to the front elevation, central heating radiator, door to landing.

#### LANDING

With stairs down to sitting room, vaulted ceiling, exposed beams, exposed and polished floor boards, window to the rear elevation, central heating radiator.

#### SHOWER ROOM

With large walk in double shower, low level W.C., pedestal wash hand basin, central heating radiator, beamed ceiling, tiled splash backs, original floor boards.

#### BEDROOM

14'2 x 10'7

With window to the front elevation, exposed and polished floor boards, exposed beams to ceiling, central heating radiator.

#### EXTERNALLY

To the front the property has gravelled off road parking for two cars and single car port, gated pedestrian access with slate steps leading upto gravelled pathway to the front door. Two lawned areas, variety of established trees and shrubs, cobbled seating area, lean to potting shed, steps up to patio area. Large shed to further stocked borders and oil tank.

#### SINGLE GARAGE

27'2 x 10'7

#### SERVICES

It is understood that mains electricity, water and drainage are connected at the property along with oil central heating. 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.  
Tel No: 01938 555552.  
Email: welshpool@hallsgb.com

#### DIRECTIONS

The postcode for the property is SY21 8EA  
What3words reference is:  
outermost.voting.cROUTONS

#### 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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)







FOR SALE

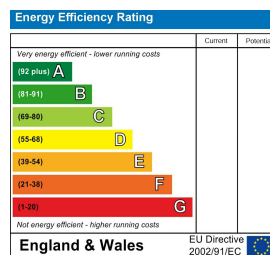
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01938 555 552

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



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