

Halls <sup>1845</sup>



Sunnybank, Mochdre, Newtown, Powys, SY16 4JN

Offers In The Region Of £575,000

# 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**

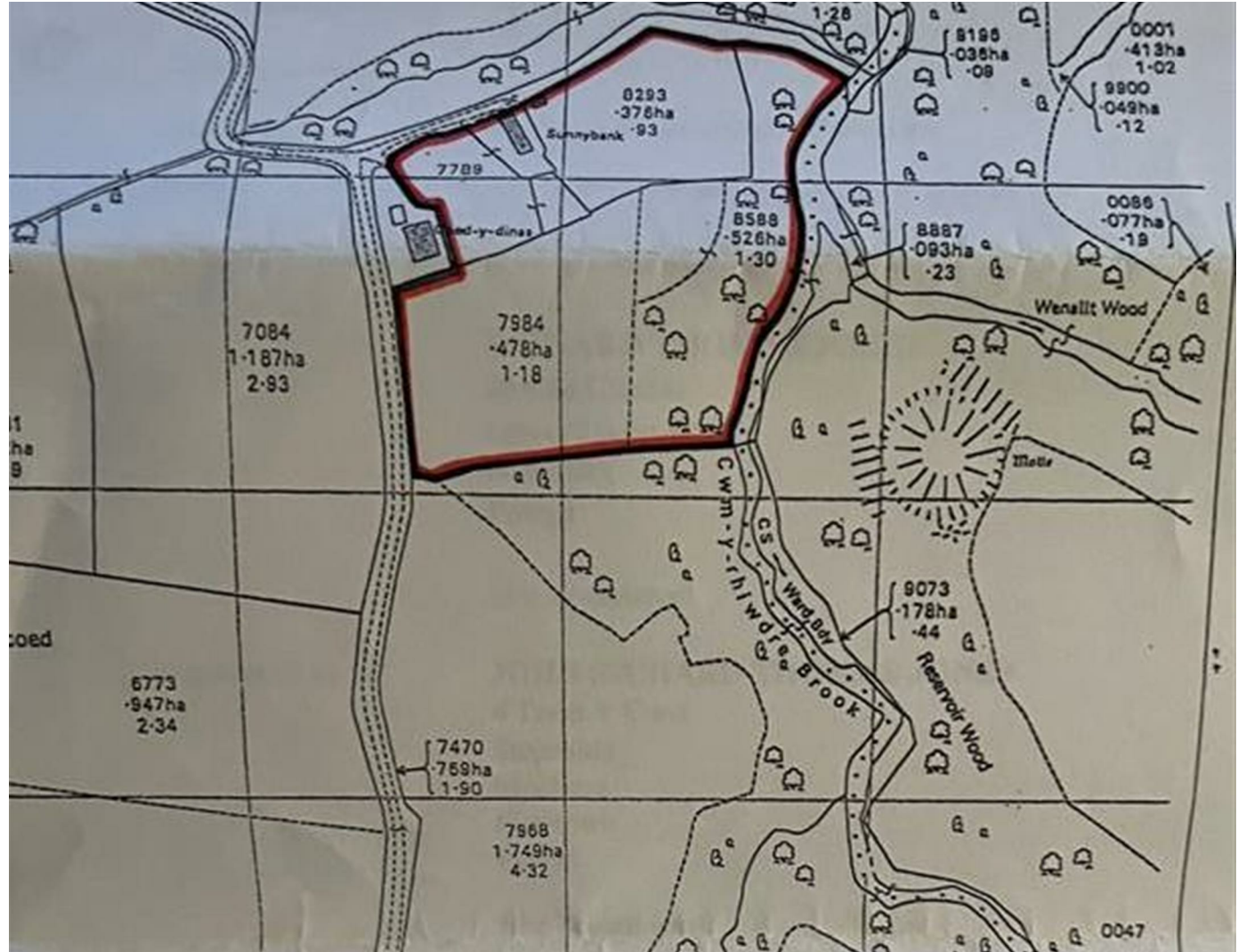
Double glazed window to the front elevation, door to utility room, up and over door, power and light.

**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

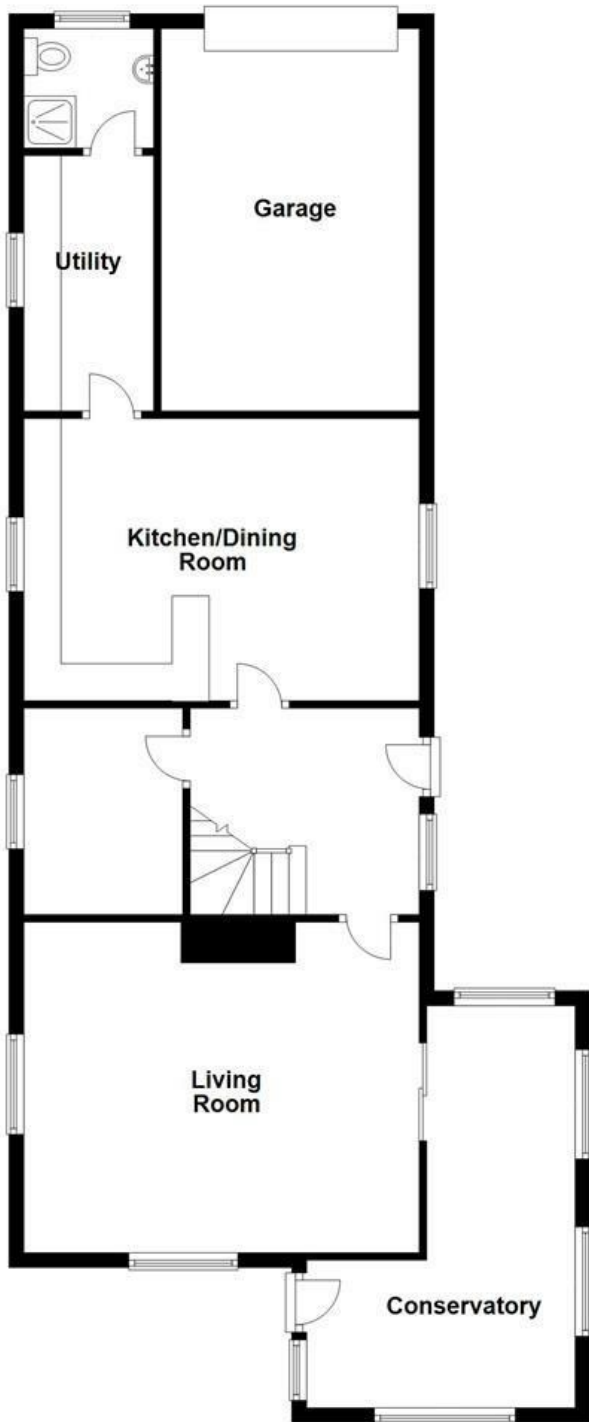
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**Money Laundering**

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

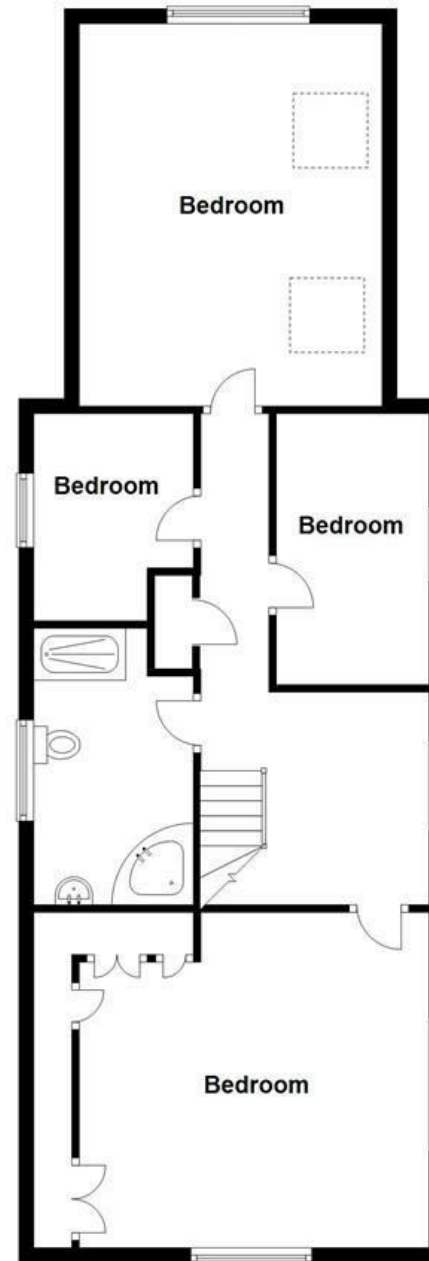
### Ground Floor

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)



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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)



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**EPC Rating**

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