



FOR SALE

£720,000

## Brook House & Tank Barn. Leighton, Welshpool, Powys, SY21 8HJ

Situated in the Leighton Estate this character Grade II Listed Cottage dates from around 1663 and offers three bedrooms, lounge, kitchen/breakfast room, dining room, cellar, principle bedroom with en suite, two further bedrooms and bathroom. The property has oil central heating and multi fuel stoves. Tank Barn has been recently refurbished to a high standard offering large vaulted open plan living accommodation with shower room, double bedroom and mezzanine bedroom overlooking the living room. Heating is provided by an air source heat pump. The barn is currently let on Air B&B. The properties sit on a generous plot with woodland area, stream with water wheel and vegetable plot. Viewing is essential to appreciate the character, situation and location of this beautifully presented property.







- **Grade II Listed Cottage**
- **3 Bedrooms in Main Cottage**
- **Refurbished 2 Bedroom Barn**
- **Air Source Heating**
- **Woodland Area with Stream**
- **Beautiful Setting**

#### **TIMBER ENTRANCE DOOR**

With bespoke stained glass panel, leading into

#### **LOUNGE**

14'8 x 12'8 (4.47m x 3.86m)

Wood block flooring, large inglenook fireplace with quarried tiled hearth, display recesses, multi fuel stove, oak mantelpiece, exposed ceiling beams, windows to front and rear elevation, television point, four wall light points, radiator, door to

#### **STUDY/PLAYROOM**

15'6 x 9'0 (4.72m x 2.74m)

With wood block flooring, exposed wall timbers, open fire with cast iron grate and surround, wall light point, window to the front elevation, central heating radiator.

#### **DINING ROOM**

15'2 x 14'8 (4.62m x 4.47m)

Inset feature stove with pizza oven set on slate hearth with oak mantelpiece, wood laminate floor covering, exposed ceiling beams, central heating radiator, turned staircase off with built in storage cupboards under, two wall light points, window to either side, door to rear porch with glazed rear access door, door to cellar.

#### **KITCHEN**

15'4 x 12'1 (4.67m x 3.68m)

Fitted with a range of wall and base units with laminate work surfaces, one and half bowl ceramic sink with mixer tap, plumbing and space for washing machine, space for gas cooker, plumbing and space for dishwasher, Worcester greenstar oil fired boiler, wood laminate floor covering, tiled splashbacks. Central heating radiator, central island with breakfast bar, space for tumble dryer, windows to front, side and rear elevations, space for american fridge freezer.

#### **CELLAR**

14'6 x 8'5 (4.42m x 2.57m)

With brick floor, window to side elevation, chimney breast, storage recesses.

#### **W.C.**

Having pedestal wash hand basin, low level W.C., exposed wooden floorboards, central heating radiator, windows to the rear elevation, loft access, wall light point.

#### **GALLARIED LANDING**

With exposed wall timbers, loft access, recessed spotlights, ceiling beams, window to the side elevation, walk in wardrobe.

#### **BEDROOM ONE**

15'6 x 12'6 (4.72m x 3.81m)

Window to both front and rear elevations, inset cast iron fireplace with decorative surround, wood laminate floor covering, central heating radiator, three wall light points.

#### **EN-SUITE**

Walk in double shower, low level W.C., pedestal wash hand basin, tiled floor, part tiled walls, central heating radiator, recessed spotlights, extractor fan, exposed wall timbers.

#### **BEDROOM TWO**

16'1 x 8'8 (4.90m x 2.64m)

Window to the front elevation, inset cast iron fireplace with decorative surround, wall light point, central heating radiator.



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



5 Bedroom/s



3 Bath/Shower Room/s



#### BEDROOM THREE

14'11" x 8'3" (with restricted headroom) (4.57m x 2.54m (with restricted headroom))

Windows to the rear and side elevations, wall light points, central heating radiator, eaves access.

#### BATHROOM

White three piece suite with roll top bath, low level W.C., pedestal wash hand basin, walk in shower, radiator, double glazed roof light, spot lights.

#### TANK BARN

#### ENTRANCE DOOR

Opening into

#### LIVING ACCOMODATION

26'4 x 19'2 (8.03m x 5.84m)

With large vaulted living room with exposed beams, polished pipe work creating a light industrial look, voice controlled lighting system, wood laminate floor covering, double glazed picture windows overlooking the balcony, karndean floor covering, double glazed french doors to rear elevation, double glazed roof lights, four feature radiators, turned staircase leading up to mezzanine sleeping area.

#### KITCHEN AREA

Fitted with a range of shaker style base units with composite worktops, inset butler sink with mixer tap, plumbing and space for washing machine and tumble dryer, double glazed window to front elevation, integrated microwave and oven, airing cupboard, electric hob, space for fridge freezer, central island with breakfast bar and wine rack, space for slimline dishwasher.

#### BEDROOM

12'3 x 8'6 (3.73m x 2.59m)

With karndean floor covering, recessed spotlights, feature radiator, double glazed window to the rear.

#### SHOWER ROOM

With large walk in shower with rainfall shower head and screen, low level W.C., wash hand basin set on vanity unit with storage cupboard under, double glazed window to the front elevation, feature radiator, electric heated chrome towel rail, recessed spotlights, extractor fan, tiled floor, part tiled walls.



#### MEZZANINE BEDROOM

9'2 x 8'8 (2.79m x 2.64m)

With two feature radiators, karndean floor covering, recessed spot lights, double glazed roof light, overlooking the living accommodation, exposed A frames.

#### EXTRERNALLY

The property is approached by gate entrance with electrically operated gates, leading to large gravelled parking and turning area, there is a woodland area with foot accessed via a footbridge from the main garden over the stream, to the front the property is lawned with covered seating area, water wheel, further woodland area. Two brick built sheds with wood store, steps up to raised seating area, raised beds with a wide variety of flowers and shrubs, steps lead to a paved patio area with a covered entrance exiting the kitchen and BBQ area ideal for entertaining. Pedestrian access gate provides access to kitchen garden with three vegetable beds and greenhouse.

To the rear the property is laid to lawn with gavelled pathway, oil tank and kennel. Two sheds.

#### BRICK OUTBUILDING

#### HOME OFFICE/GUEST ROOM

9'1 x 8'8 (2.77m x 2.64m)

With tiled floor, underfloor heating, double glazed door and window, wood panelling to two wall, recessed spotlights, step down to Kitchenette.

#### KITCEHETTE

6'0 x 4'1 (1.83m x 1.24m)

Inset sink with mixer tap, plumbing and space for washing machine and tumble dryer, tiled floor, double glazed window.

#### W.C.

With composting toilet.

#### SERVICE

Mains electricity, water and oil central heating are connected at the property. Air Source Heat Pump. Private Drainage via a Septic Tank. 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 SY21 8HJ  
What3Words Reference is  
often.equality.converged

#### **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)



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### Energy Performance Rating



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Welshpool Sales

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