

**FOR SALE**

Offers In The Region Of £475,000

Foel Goch, Old Hall, Llanidloes, Powys, SY18 6PS

Woodland Extended Cottage This three / four bedroom cottage is situated on the edge of the Hafren Forest offering any purchaser a peaceful lifestyle surrounded by nature, sitting in a generous plot with two small paddocks. The original period cottage has been extended by the current owners, The well presented accommodation comprises boot room, L shaped cottage style kitchen and diner with Warmstler solid fuel range, study/ bedroom 4, lounge with original feature inglenook and stove, dining room, garden room, two bedrooms one with en suite plus master bedroom with en suite bathroom. The woodland garden is a particular feature of the property combined with the veranda it can be enjoyed in any weather. Viewing advised.





- Situated in the Upper Severn Valley
- Period Property Extended by Current Owners
- Character Features including Inglenook Fireplace
- Three / Four Bedrooms with Two En-Suites
- Study, Lounge, Dining Room and Garden Room
- Viewing Highly Recommended

DOOR TO

BOOT ROOM

9'6 x 6'7 (2.90m x 2.01m)

Double glazed window to the front elevation, fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, tiled splashbacks, plumbing and space for washing machine, tumble dryer and dishwasher, space for fridge, extractor fan, tiled floor, door to

BREAKFAST AREA

13'7 x 9'1 (4.14m x 2.77m)

Double glazed bay window with French doors leading to the garden with woodland views.

STUDY / BEDROOM 4

9'6 x 6'9 (2.90m x 2.06m)

With double glazed window to the side elevation.

WRAP AROUND KITCHEN

21'7 x 8'3 (6.58m x 2.51m)

Cottage style fitted with a range of wall and base units with laminate work surfaces, Warmstler stove providing heating, tiled splashbacks, inset butler sink with mixer tap, double glazed window to the side elevation, stainless steel extractor canopy, plumbing and space for dishwasher, under unit lighting, glass fronted display cabinets, loft access. Double oven and electric hob, 2nd stainless steel extractor canopy, space for fridge freezers, tiled flooring, fire alarm and carbon monoxide alarm.

INNER HALLWAY

With double glazed window to rear, beamed ceiling, door to lounge and bathroom.

BATHROOM

Bath with electric shower over and screen, pedestal wash hand basin, low level W.C., part tiled walls, part tongue and grooving to walls, laminate floor, loft access, airing cupboard, frosted double glazed window to the side elevation.

LOUNGE

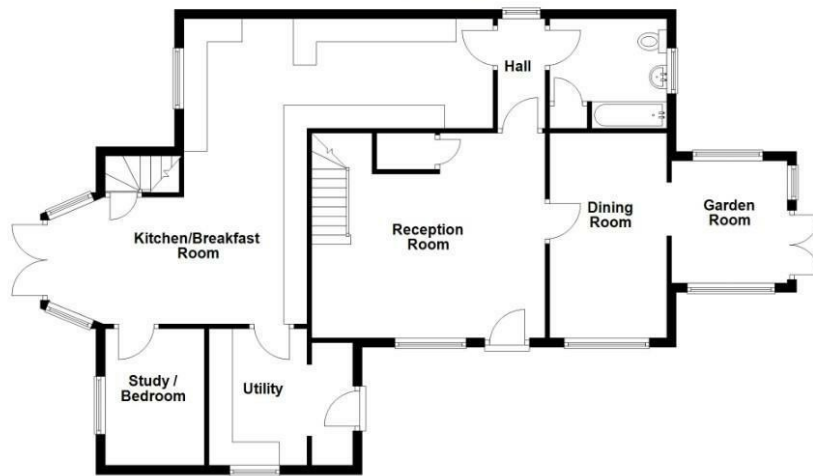
14'3 x 14'2 (4.34m x 4.32m)

Original stone inglenook fireplace with oak mantelpiece and stove, slate hearth, bread oven and understairs storage cupboard, beamed ceiling, part quarry tiled floor, stable door leading onto veranda. Double glazed window to front elevation, fuse board, door to stairwell.



Ground Floor

Approx. 102.8 sq. metres (1106.3 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



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.



5 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



DINING ROOM

14'2 x 8'4 (4.32m x 2.54m)

Double glazed window to the front elevation, part tongue and groove panelling to walls, exposed beams to ceiling, open into

GARDEN ROOM

13'5 x 7'4 (4.09m x 2.24m)

Vaulted ceiling with windows to three elevations, French doors leading out into the garden, two wall light points.

VAULTED LANDING

With exposed beams, two double glazed roof lights, exposed beams, tongue and groove ceiling. Could be used as a study area / snug.

BEDROOM ONE

11'8 x 8'4 (3.56m x 2.54m)

Double glazed window to the front elevation, cast iron fire grate, tongue and groove ceiling, exposed beams, walk in wardrobe.

BEDROOM TWO

11'7 x 8'0 (3.53m x 2.44m)

Double glazed window to the front elevation, exposed beams, tongue and groove ceiling.

EN-SUITE

With wall mounted wash hand basin, low level W.C., walk in shower, tongue and groove ceiling, tiled splashbacks.

MASTER BEDROOM

14'7 x 11'8 (4.45m x 3.56m)

Accessed from stairwell in the dining room, double glazed windows to the front, side and rear elevations with woodland views, built in double and single wardrobes with hanging rails, smoke alarm.

EN-SUITE

Bath with shower over and screen, low level W.C., pedestal wash hand basin, window to the side elevation, extractor fan, tiled walls, shelving, shaver point.

EXTERNALLY

The property is approached along a private driveway, a gated entrance leading to parking and turning area with courtesy lights, wrap around lawned gardens with planted woodland area, shed, barn ruins, established trees. Greenhouse, wood store, shed, gravelled seating area, septic tank, outside tap, paved patio area. Nature pond, stocked fence surround, woodland area to rear.

AGENTS NOTES

There is a bridleway running across the property.

SERVICES

Mains electricity, private water drawn from stream and drainage via a septic tank are connected at the property, heating is provided by the Warmbler range cooker and stove, Broadband connected to the property and can be improved via satellite connection. 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 'D'

VIEWING

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 SY18 6PS

What3Words Reference is everyone.profiled.awards

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

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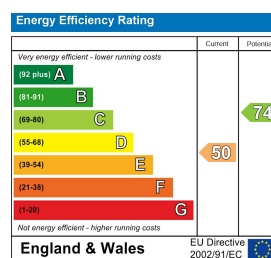
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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