



**FOR SALE**

Offers in the region of £500,000

## Park House, Leighton, Welshpool, Powys, SY21 8HJ

Requiring some refurbishment. This simply stunning five bedroom, Grade Two listed, period property sits on the side of Long Mountain in the exclusive Leighton Estate. This sizable family home boasts many character features and has generously proportioned rooms comprising, entrance hall, lounge, music room, sitting room, kitchen/diner, study / bed 6, shower room, boot room, workshop, two cellar rooms, two staircases, landing, four bedrooms, family bathroom, attic landing, bed five and bathroom. The gardens are a particular feature of this unique property boasting its own lake with a bridge that leads to a wooded area, formal gardens, large lawned area and orchard. Viewing advised.







- **Grade II Listed Period Property**
- **Impressive Location within Leighton Estate**
- **Retaining Many Character Features**
- **Five Bedrooms along with Two Family Bathrooms**
- **Formal Gardens with Private Fishing Lake**
- **No Onward Chain**

#### **TIMBER ENTRANCE DOOR**

Leading into

#### **ENTRANCE HALL**

With quarry tiled floor, door to

#### **LOUNGE**

18'4 x 14'1 (5.59m x 4.29m)

Window to the front elevation, open fire with brick surround and tiled hearth, Oak mantelpiece, exposed ceiling beams, central heating radiator, panelled glazed door to side.

#### **MUSIC ROOM**

12'0 x 10'5 (3.66m x 3.18m)

Windows to both side and rear elevations, wall mounted electric heater, two wall light points.

#### **INNER HALLWAY**

With exposed floorboards, door to cellar, central heating radiator, wall light point, window to the front elevation, stairs off.

#### **SITTING ROOM**

14'8 x 14'4 (4.47m x 4.37m)

Open fire with stone hearth and surround, central heating radiator, window to side and rear elevation.

#### **KITCHEN/DINING ROOM**

17'9 x 15'7 (5.41m x 4.75m)

Range of wall and base units with laminate work surface, twin bowl stainless steel sink drainer unit, mixer tap, window to the front elevation, exposed ceiling beams, space for Aga cooker, central heating radiator, quarry tiled floor, integrated fridge, door to rear staircase.

#### **STUDY/BEDROOM SIX**

10'6 x 10'0 (3.20m x 3.05m)

Window to the rear elevation, central heating radiator.

#### **SHOWER ROOM**

Wash hand basin set on vanity unit, frosted window to the side elevation, low level W.C., shower, heated chrome towel rail, wall mounted electric heater.

#### **BOOT ROOM**

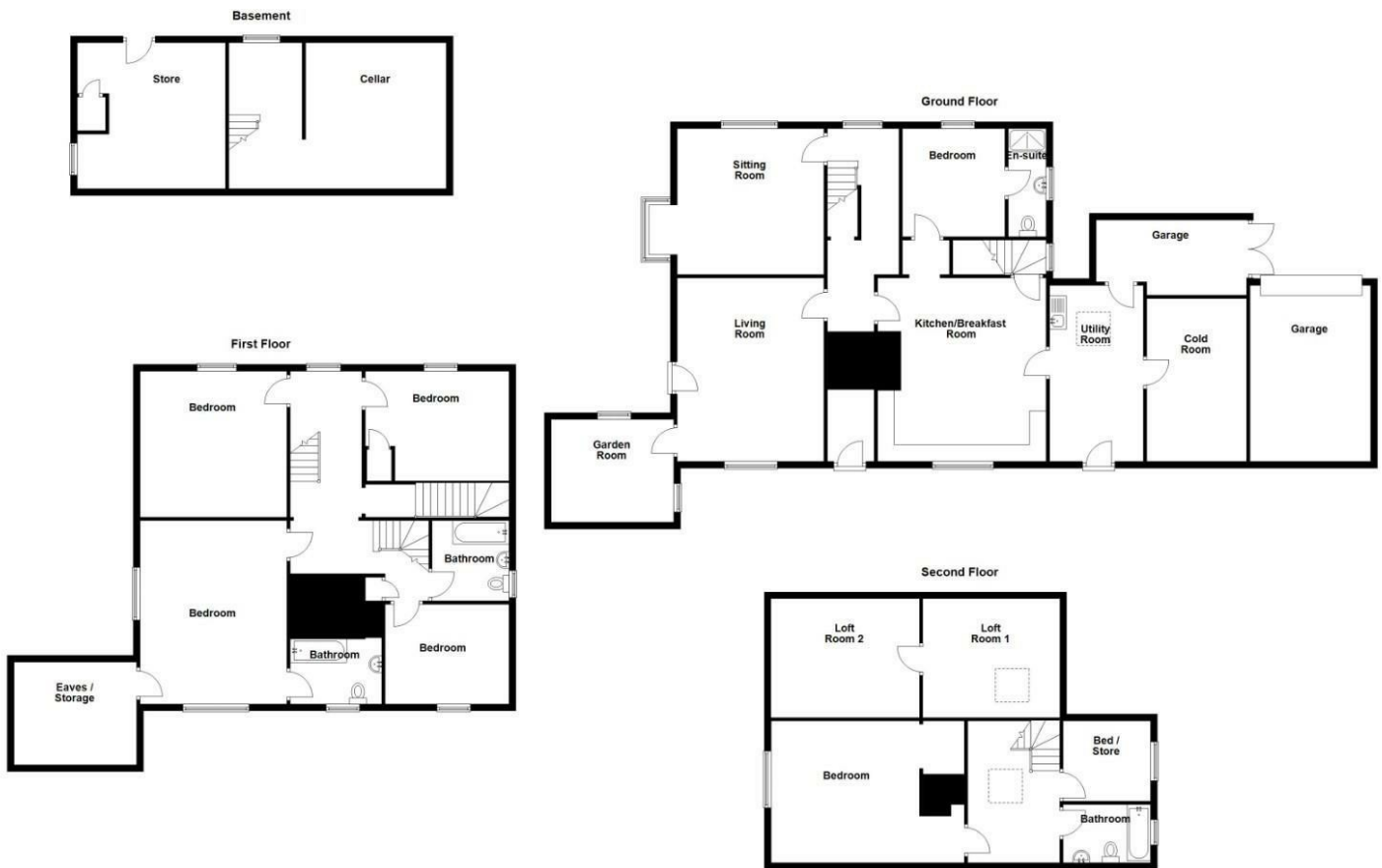
16'2 x 9'2 (4.93m x 2.79m)

Base units with laminate work surface, stainless steel sink drainer unit, central heating radiator, quarry tiled floor, doors to both front and rear elevations, door with step down to

#### **WORKSHOP**

15'2 x 9'6 (4.62m x 2.90m)

Slate floor covering, shelving, work bench, door to Garage.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 07973 205 987. Plan produced using PlanIt.

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.



3 Reception  
Room/s



5 Bedroom/s



3 Bath/Shower  
Room/s



#### GALLERIED LANDING

Window to the rear elevation, wall light point, door to rear staircase, stairs to attic rooms. door with stairs up to further attic storage area.

#### BEDROOM ONE

18'9 x 15'2 (5.72m x 4.62m)

Window to both front and side elevations, central heating radiator, two wall light points, door to attic space, original fireplace with tiled insert.

#### EN-SUITE

Fitted with a three piece suite comprising bath with mixer tap, shower attachment and screen, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail, wall mounted electric heater, window to the front elevation, linen cupboard, part tiled walls.

#### BEDROOM TWO

15'6 x 14'6 (4.72m x 4.42m)

Window to the rear elevation, central heating radiator, built in wardrobe, bedside drawer unit, original fire surround.

#### BEDROOM THREE

13'8 x 11'6 (4.17m x 3.51m)

Window to the front elevation, central heating radiator, built in wardrobe, bedside drawer units, understairs storage cupboard.

#### BEDROOM FOUR

12'9 x 9'6 (3.89m x 2.90m)

Window to the front elevation, central heating radiator, exposed and painted ceiling beams.

#### FAMILY BATHROOM

Bath with mixer tap, shower attachment and screen, low level W.C., pedestal wash hand basin, wall mounted electric heater, window to the side elevation, part tiled walls, exposed ceiling beam.



#### ATTIC LANDING

With eaves access, roof light, exposed beams.

#### BEDROOM FIVE

16'5 x 12'5 (5.00m x 3.78m)

Window to the side elevation, central heating radiator, eaves access, exposed and painted beams.

#### STORE ROOM

8'0 x 7'1 (2.44m x 2.16m)

Window to the side elevation, central heating radiator.

#### BATHROOM

Bath with mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit, part tiled walls, window to the side elevation, shaver point.

#### CELLAR ROOM ONE

14'3 x 14'1 (4.34m x 4.29m)

With a mixture of stone and slate floor covering, exposed ceiling beams, door to the rear elevation.

#### CELLAR ROOM TWO

14'0 x 13'9 (4.27m x 4.19m)

With mixed stone and slate floor covering, airing cylinder, Worcester oil fired boiler.

#### EXTERNALLY

The gardens are a particular feature of the property, comprised tarmacked off road parking area, two Garages, stocked borders, established lawn, owned fishing lake with bridge over to established woodlands area which is owned by the property. To the side of the property is a gravelled pathway, further patio area, formally planted garden with Yew hedging leading to large lawned area, external power points, septic tank, orchard, kitchen garden.





### **AGENTS NOTES**

This property has some historic postal paths running across the grounds and the original builder of the Leighton Estate the Naylor Family have fishing rights on the Lake. The property requires some refurbishment and agents hold a full survey for inspection. We recommend due to the retentions required on a mortgage purchase that this property is more suitable for Cash Purchasers only.

### **SERVICES**

Mains electricity, water and oil central heating are connected at the property with private 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 'I'

### **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](mailto:welshpool@hallsgb.com)

### **DIRECTIONS**

Postcode for the property is SY21 8HJ

What3Words Reference is - unimpeded.folk.poetic

### **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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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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](mailto:welshpool@hallsgb.com)



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