



**FOR SALE**

Offers in the region of £550,000

## Old House Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JE

Equestrian Property - This beautiful three bedroom cottage has been renovated to a high standard using traditional materials by the current owners. The property boasts a large open plan kitchen/diner with stone flooring and large inglenook with wood burning stove, lounge with wood burner, French doors and picture windows with lovely rural views, landing, three bedrooms and four piece bathroom with dual end bath and large walk in shower. The property sits in a plot of around 4.4 acres, and has three stables, tack room, concrete yard. Further 3-5 acres of grazing land is also available by separate negotiation.







- **Country Cottage with Three Bedrooms**
- **Character Features Throughout**
- **Rural Location**
- **Sitting in a Plot Size of approx 4.4 acres**
- **Three Stables, Tack Room and Concrete Yard**
- **Viewing Highly Recommended**

## **FROSTED DOUBLE GLAZED ENTRANCE DOOR**

Leading into

## **ENTRANCE PORCH**

With stone flooring, double glazed windows, panelled glazed door leads into

## **KITCHEN/DINING ROOM**

19'7 x 13'4 (5.97m x 4.06m)

Been re-fitted with a modern range of shaker style sage green wall and base units, Oak work surfaces, twin bowl ceramic sink with mixer tap, integrated dishwasher, washing machine and tumble dryer, integrated electric oven and microwave oven, space for American style fridge freezer, two double glazed windows to the front elevation with Oak window sills. AG induction five ring electric hob, stone floor covering, frosted double glazed rear access door, radiator, recessed spotlights, inglenook fireplace with slate hearth and wood burning stove, bread oven, exposed stone work to two walls, smoke alarm. Oak door leads through into

## **LOUNGE**

17'9 x 12'4 (5.41m x 3.76m)

Engineered Oak floor covering, double glazed French doors and picture window to the front elevation overlooking the surrounding farmland, inset wood burning stove, television point, understairs storage cupboard, recessed spotlights, smoke alarm, stairs off.

## **LANDING**

Double glazed roof light, storage cupboard.

## **BEDROOM ONE**

12'7 x 11'6 (3.84m x 3.51m)

Double glazed windows to both front and side elevations, vaulted ceiling, loft access with boarded storage area, exposed stone work to one wall, radiator.

## **BEDROOM TWO**

10'0 x 8'2 (3.05m x 2.49m)

Double glazed window to the front elevation, radiator, built in wardrobe with Oak door, exposed stone work to one wall.

## **BEDROOM THREE**

11'9 x 7'9 (3.58m x 2.36m)

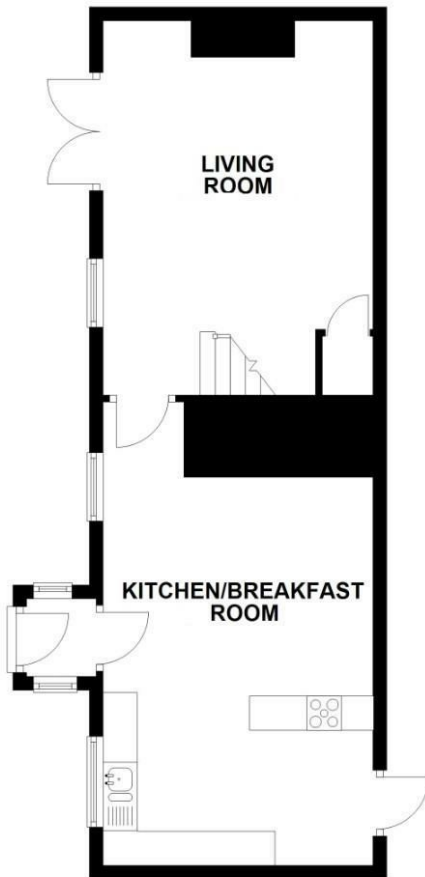
Two double glazed windows to the front elevation, central heating radiator, built in wardrobe with Oak door, loft access with drop down ladder with boarded storage area, walk in wardrobe with hanging rails and shelving.

## **BATHROOM**

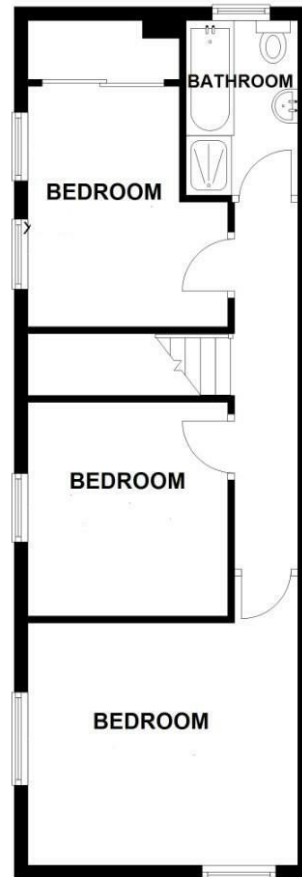
With free standing dual end bath with central mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit with storage cupboard under, walk in shower, low level W.C., double glazed window to the side elevation, recessed spotlights, extractor fan, tiled floor.



**GROUND FLOOR**



**FIRST FLOOR**



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://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.



1 Reception Room/s

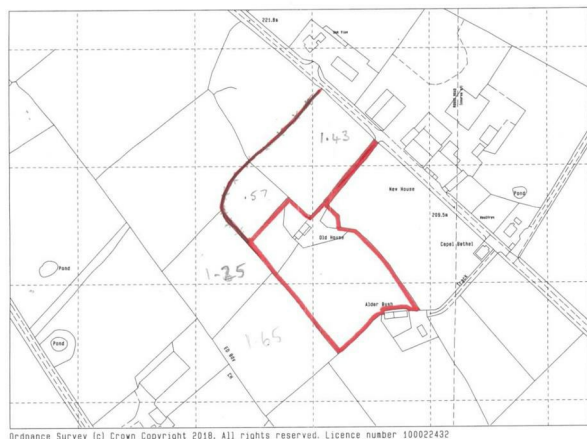


3 Bedroom/s



1 Bath/Shower Room/s

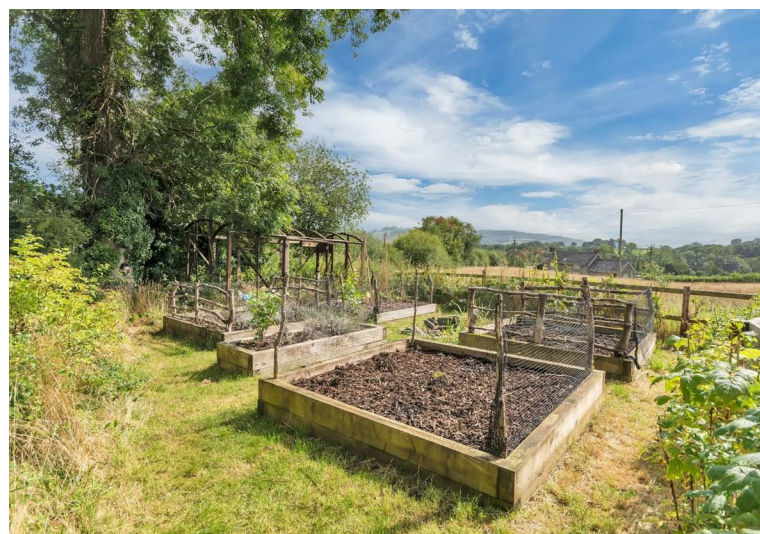
OLD HOUSE, ABERHAFESP, NEWTOWN, POWYS



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FOR IDENTIFICATION PURPOSES

Scale - 1/2500



### EXTERNALLY

The property is approached along its own gravelled driveway, leading to a large parking and turning area. There is an orchard with two raised vegetable beds, raised decked seating area. Kitchen garden with five raised beds, gravelled entertaining area to the front of the property with raised flower beds. Electric car charging point, courtesy lights.

To the rear is a generous sized garden area with well and Firebird oil fired boiler, oil tank.

The land extends to approximately 4.4 acres.

### CORRUGATED GARAGE/STORE

### WOODSTORE

### STABLES

#### STABLE ONE

11'6 x 12'8 (3.51m x 3.86m)  
Having power, light and water.

#### STABLE TWO

12'4 x 11'4 (3.76m x 3.45m)  
Having power, light and water.

#### STABLE THREE

11'8 x 11'1 (3.56m x 3.38m)  
Having power, light and water.

#### TACK ROOM

15'6 x 11'2 (4.72m x 3.40m)  
With shelving.

#### LEAN TO STOREROOM

10'5 x 6'5 (3.18m x 1.96m)

### AGENTS NOTES

There is an additional 3-5 acres of land available by separate negotiation.

The stables could be converted to holiday let accommodation subject to obtaining the relevant planning consent.

### SERVICES

Mains electricity, water and oil central heating are connected at the property. Broadband is EE LTE and around 56mps. 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

Postcode for the property is SY16 3JE

What3Words Reference is ///pass.branded.lamplight

### 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

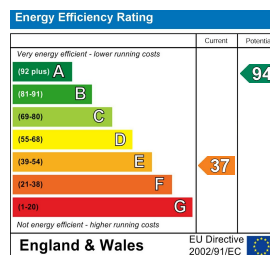
# Old House Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JE



**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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