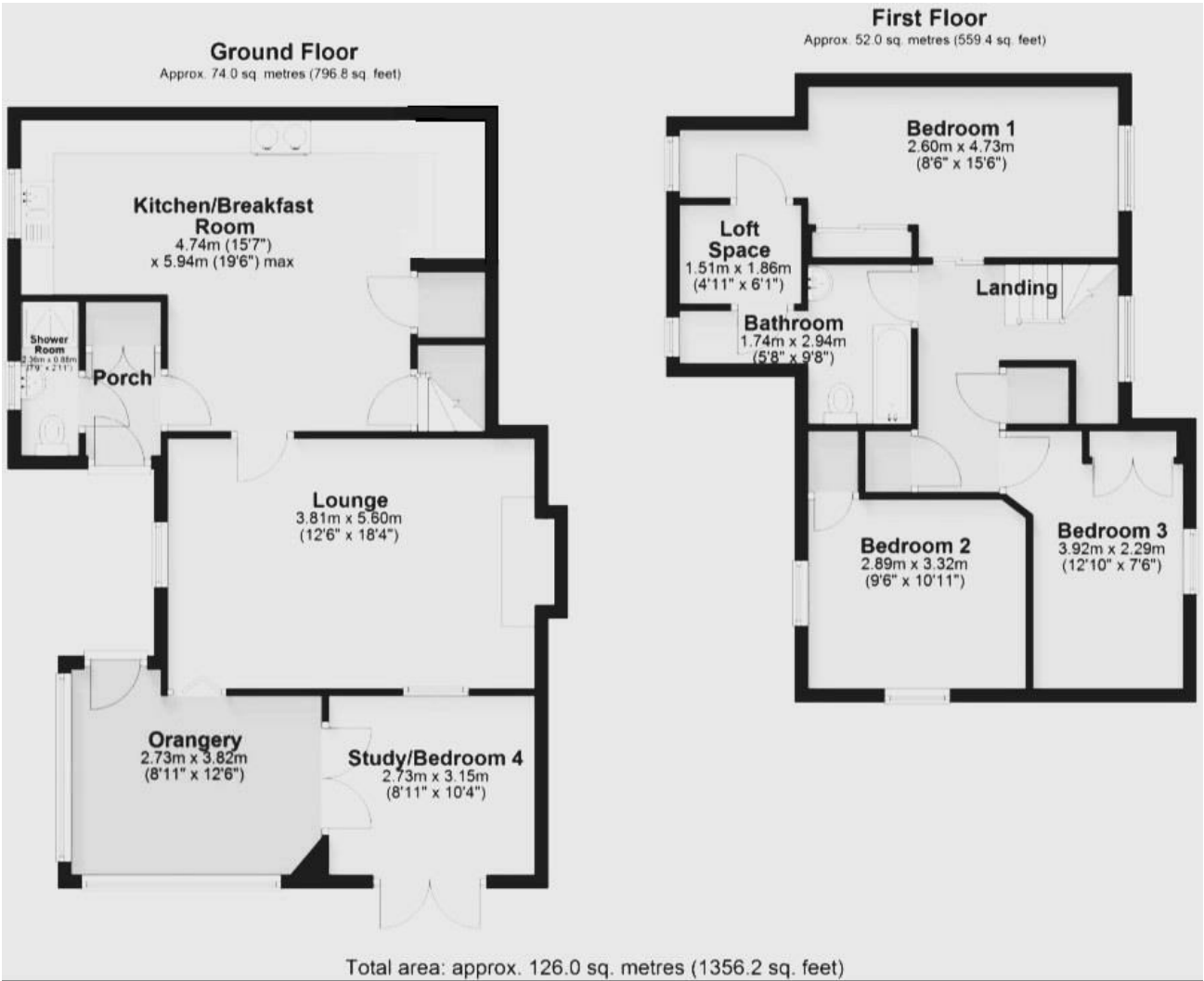


FOR SALE

Oak Haven Cottage Priest Weston, Montgomery, SY15 6DF



FOR SALE

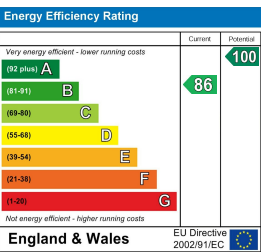
Offers in the region of £595,000

Oak Haven Cottage Priest Weston, Montgomery, SY15 6DF

**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



Situated in an elevated setting within an 8 acre plot, Oak Haven Cottage has recently been refurbished and offers great views, a mix of character with modern appliances in Kitchen and Bathroom. Entrance hall with ground floor shower room, refitted kitchen/diner, lounge with stove and beamed ceiling, sun lounge with stunning views over to Kerry and into Snowdonia, a study/4th bedroom. Landing with 3 bedrooms and family bathroom. It has 12 solar panels and air source heat pump reducing running costs. Externally there is a fenced off garden area with a large chicken house and run plus feed shed. The property has a twin car port, ample off road parking, large workshop/home office with power and water supply and block of stables with 2 loose boxes.



01938 555 552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



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3 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- **Elevated setting**
- **Recent refurbishment**
- **Stunning countryside views**
- **Character features throughout**
- **Ample off-road parking**
- **Garden with large workshop/ home office building**

Panel glazed stable door into

**Entrance Hall**

with tiled floor, airing cupboard, door leading to Shower Room on left hand side and glazed door to Kitchen on right hand side.

**Shower Room**

Walk in shower, pedestal wash hand basin, low level W.C., frosted double glazed window, tiled floor and walls.

**Kitchen**

Fitted with a range of wall and base units with polished quartz work surfaces, one and a half bowl sink drain unit with mixer tap, slimline dishwasher, double glazed window, plumbing and space for washing machine, classic deluxe Rangemaster 100 with five gas hobs, two electric ovens and grill, extractor fan, space for fridge freezer, radiator, tiled floor, built in under stair storage cupboards, stairs off.

**Lounge**

Multi-fuel stove set on slate hearth with decorative tiled inserts and oak surround, two wall light points, double glazed window, radiator, exposed ceiling beams, bi-folding doors leading to

**Sun Room**

Oak framed, double glazed windows to two elevations with far reaching views along the Kerry Valley and Snowdonia, engineered oak flooring, radiator and mood lighting air conditioning unit, access door to paved patio entertaining area to the front of the property, doors to

**Ground Floor Bedroom/ Study**

Double glazed French doors leading into the garden, engineered oak flooring, radiator.

**Landing**

Storage cupboard, double glazed skylight, linen cupboard.

**Bedroom One**

Dual aspect room with far reaching views, radiator, built in wardrobe, loft access.

**Bedroom Two**

Dual aspect room with double glazed windows to front and rear elevations, large storage cupboard, built in wardrobe, shelving and radiator.

**Bedroom Three**

Dual aspect room with double glazed windows to two elevations, radiator, built in wardrobe.

**Family Bathroom**

Fitted with white suite bath with mixer taps and shower over, low level W.C., wash hand basin set on vanity unit, frosted double glazed window, storage cupboard, part tiled walls, radiator, extractor fan.

**Externally**

To the front of the property there is a covered entrance canopy with overhead lights, external patio lighting, floodlights, paved patio entertaining area with far reaching views, air source heat pump, external power points, gate to rear where there is a wood store and coal bunker, pathway down to split level lawned area, well stocked borders, steps lead up to fenced chicken coop. Below the property there is ample gravelled off-road parking area with pedestrian access gate to the front of the property, twin car port with power and light, two stables, garden/ tack room, workshop/office with mains water and electricity and windows to three elevations with storeroom off.

**Agents Notes**

The property owns the access lane over which the neighbours have right of way. The property also has a right of access over neighbouring land into the top pasture fields of just over 4 acres.

The property has air source heat pump and twelve solar PV panels generating an income of 15p per kilowatt hour.

**Services**

Mains electricity and water connected at the property. There is also a septic tank 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 SY15 6DF

What3Words Reference is romanticism.distorts.spirits

**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.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)