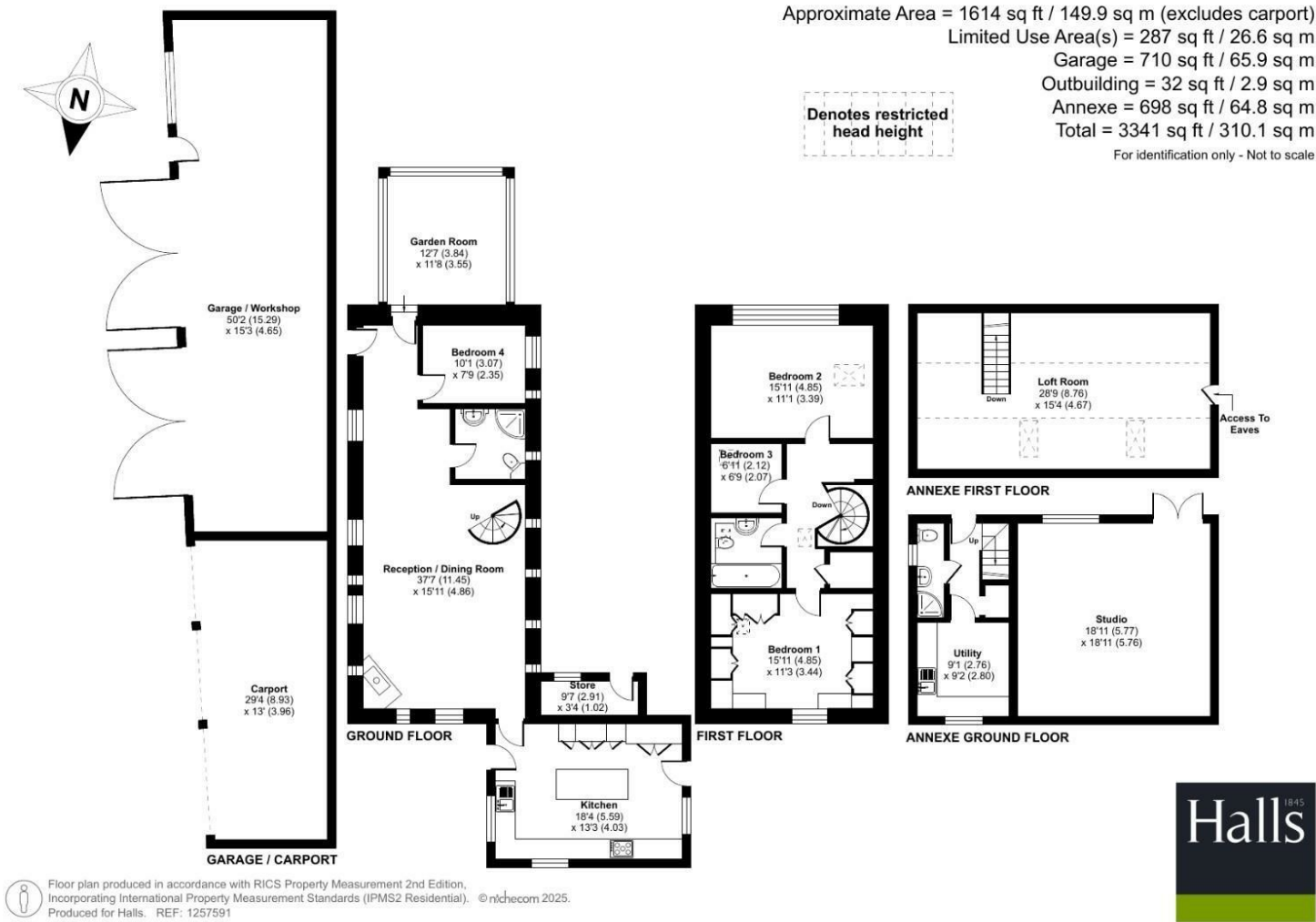


FOR SALE

Goose Barn Carno, Caersws, SY17 5JU



FOR SALE

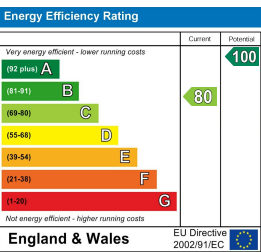
Offers Over £525,000

Goose Barn Carno, Caersws, SY17 5JU

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 with lovely rural views this well proportioned converted barn boasts a wealth of character features and is finished to the highest standard. The property comprises entrance hall, sun lounge with views to three elevations, bedroom/study, shower room, large lounge /diner with wood burning stove, fully fitted kitchen with central island, landing, two double bedrooms with vaulted ceilings, further bedroom and bathroom. Externally the property has 1.6 acres of ground, a large studio and annex, three bay open barn, two garages and workshop, polytunnel, vegetable growing area, potting sheds. The property has air source heat pump, Solar PV panels, EV charge point, septic tank and private water supply.



01938 555 552

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



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2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Well proportioned 4 bed converted barn
- Character features throughout
- Reaching views across the valley
- Large studio and annex
- External vegetable growing area with potting sheds
- Air source heat pump, Solar PV panels and EV charge point

Covered entrance canopy, double glazed entrance door leading to

Entrance Hall

Tiled floor, radiator, smoke alarm, exposed ceiling beams.

Sun Room

Laminate floor covering, double glazed windows to three elevations with far reaching views across the valley, radiator.

Bedroom Four/ Study

Wood laminate floor covering, radiator, double glazed window to the side elevation, exposed ceiling beams, telephone point, wardrobe, smoke alarm.

Lounge/ Dining Room

Exposed ceiling beams, tiled floor, stairs off, two radiators, double glazed windows to three elevations, wood burning stove.

Shower Room

Walk-in corner shower, low level W.C., wash hand basin set on vanity unit, frosted double glazed window, extractor fan, tiled floor, recessed spotlights, radiator.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowled sink drainer unit, mixer tap, integrated dishwasher, range cooker, American fridge freezer, stainless steel extractor, central island with breakfast bar, two radiators, double glazed windows to three elevations, exposed ceiling beams, UPV stable doors to either side, tiled splashbacks, under unit lighting, glass front display cabinets.

Landing

Double glazed roof light, wood laminate floor covering, airing cupboard, radiator.

Bedroom One

Double glazed window to the side elevation, two double glazed roof lights, wood laminate floor covering, radiator, exposed ceiling beams and wall timbers, range of built in bedroom furniture.

Bedroom Two

One double glazed roof light, four double glazed windows to side elevation, wood laminate floor covering.

Bedroom Three

Double glazed roof light, radiator, wood laminate floor covering, exposed wall timbers and ceiling beam.

Bathroom

Fitted with white suite, comprising bath with mixer tap shower attachment, low level W.C., wash hand basin set on vanity unit, double glazed roof light, exposed wall timbers and ceiling beam, heated chrome towel rail, extractor fan.

Studio

Wood laminate floor covering, double glazed window to the front elevation, double glazed French doors, smoke alarm.

Annexe

Entrance hall with frosted double glazed door, stairs off. Shower room with electric shower, pedestal wash hand basin, low level W.C., frosted double glaze window, extractor fan, wall mounted electric heater. Kitchen with stainless steel sink drainer unit, plumbing and space for washing machine and tumble dryer, fitted with a range of wall and base units with laminate work surfaces, double glazed window. First floor lounge/ bedroom area with two double glazed roof lights, double glazed door to balcony which has stairs down to parking area.

Externally

The property is approached along a shared driveway on gated entrance to gravelled driveway and concrete hardstanding parking area, three bay open carport, two garages with workshop area, power and light, EV charging point, air source heat pump, septic tank, bore hole, chicken shed, pony paddock, polytunnel with water, metal shed with light and power, potting shed with water, light and power and vegetable growing area with six raised vegetable beds. To the rear of property there is a paved entertaining area, courtesy light and dog run. The property has 1.6 acres of ground.

Services

Mains electricity, private water and private drainage are connected 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@hallsgb.com

Directions

Postcode for the property is SY17 5JU

What3Words Reference is indoors.deluded.dignify

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 www.rightmove.co.uk www.onthemarket.com