



Hendidley Milford Road, Newtown, SY16 2EQ

Offers in the region of £650,000

FOR SALE

Hendidley was built in the 19th Century and occupies an elevated, private position with far reaching views over the town. The property boast a wealth of architectural and character features, decorative fireplaces and hand carved woodwork, whilst offering any purchaser well proportioned living accommodation. This property must be viewed to appreciate the locations, far reaching views, character features and layout.



Inset entrance canopy with quarry tile floor, UPVC door leading into

Entrance Hallway

with Minton effect tiled floor area, unique carved features, exposed oak flooring, two radiators, stairs off with oak hand rail, unique doors and door surrounds.

Lounge

Cast iron surround with tiled insert and open fire grate, picture rail, two wall light points, exposed oak flooring, two radiators, double glazed bay window with French doors leading out onto the south facing entertainment area with views across the valley. Double doors open into



Sitting Room

Decorative hand carved beams, double glazed window to front, multi fuel stove set on slate hearth, exposed oak flooring, two radiators, picture rail.

Study

Window to the rear with secondary glazing, radiator, exposed oak floor covering.

Dining Room

Window to rear with secondary glazing, radiator, picture rail.



Rear Hallway

Tiled floor covering, double glazed window to side, built in cloaks cupboard, frosted double glazed access door.

Utility Room

L shaped, re-fitted with tiled floor, inset sink, laminate work surfaces, space and plumbing for washing machine, recessed spotlights, radiator, store cupboard housing fuse board.

WC

Refitted comprising wash hand basin, low level WC, tiled floor, extractor fan, recessed spotlights, wall mounted electric heater, frosted double glazed window.

Kitchen

Windows to front and side elevation, inset ceramic butler sink, range of base units, plumbing and space for dishwasher, space for electric cooker, inset wood burning stove set on raised slate hearth, full height original storage cupboard and carvings to either side of fireplace, tiled floor, space for fridge freezer, radiator, part tongue and groove panelling to walls, extractor canopy.

Cellar

with three rooms.

Boiler Room - 14'8" x 13'9"

Wall mounted Worcester Gas Fired Boiler, slate floor covering.

Cellar - 14'6" x 12'4"

Slate floor

Wine Cellar - 6'6" x 6'1"

Slate floor and brick storage shelves.

Split Level First Floor Landing

Linen cupboards, windows to front and side elevation, steps up to

- Retaining a wealth of character features
- Elevated position with South facing views
- Total plot of approximately 1.13 acres
- 19th Century Home beautifully modernised
- Detached Garage/Workshop
- Viewing Essential to appreciate the property





Bathroom

Refitted with dual end bath with central mixer tap, walk in shower, pedestal wash hand basin, low level WC, double glazed windows to front and side elevation, part tiled walls, extractor fan, recessed spotlights, audio enabled (has speakers built into the ceiling) and has electric underfloor heating.

Split Level First Floor Landing

With doors to bedrooms.

Bedroom 1

Double glazed bay window to front elevation with far reaching views across the valley, radiator, period fire surround with slate hearth, built in wardrobe, two wall light points, airing cupboard.

Bedroom 2

Vaulted and rolled ceiling, double glazed box bay window with views across the valley, radiator, two wall light points.



En-suite

Refitted comprising walk in shower, low level WC, wash hand basin set on vanity unit, heated chrome towel rail, double glazed windows to the rear, extractor fan, recessed spotlights, part tiled walls.

Bedroom 3

Window to the front elevation, radiator, period fire surround and slate hearth, two wall light points.

En-suite

Refitted comprising large walk in shower, low level WC, wash hand basin set on vanity unit, extractor fan, loft access, heated towel rail.

Bedroom 4

Window to the rear elevation, period fire surround with slate hearth, radiator, three wall light points.



Externally

The property sits in a plot of approximately 1.13 acres, and the grounds comprise of garden areas and woodland. To the front of the property there is a tarmac driveway, establish woodland, courtesy light, wood store. To the side of the property there is a south facing, block paved seating area and pergola, power point, lawned area and stocked borders. To the opposite side there are two store rooms, and covered wood store, courtesy light, tap, further store. Garage with power and to the rear of the property there is a lawned area.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'G'

Services

Mains electricity, water and mains gas central heating are connected at the property. None of these services have been tested by Halls.

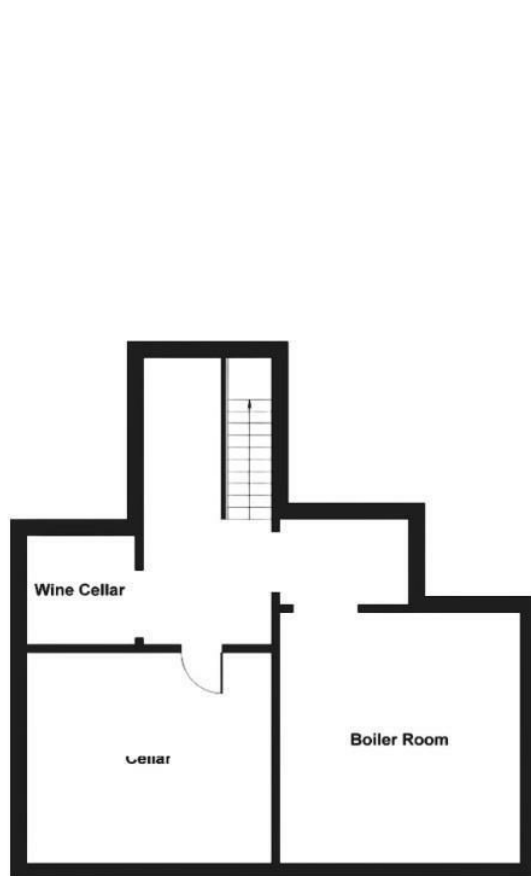
Directions

Postcode for the property is SY16 2EQ

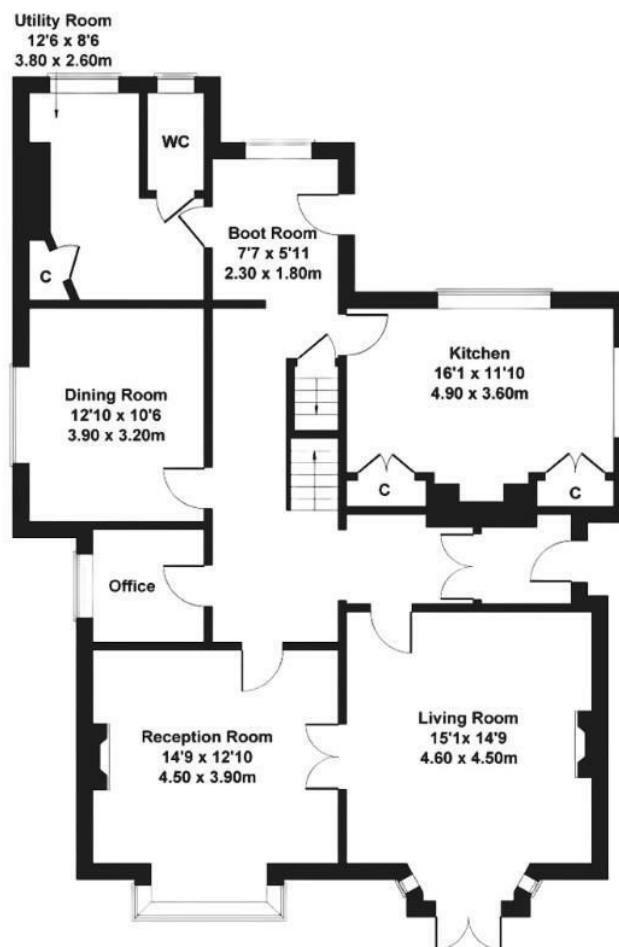
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Viewings

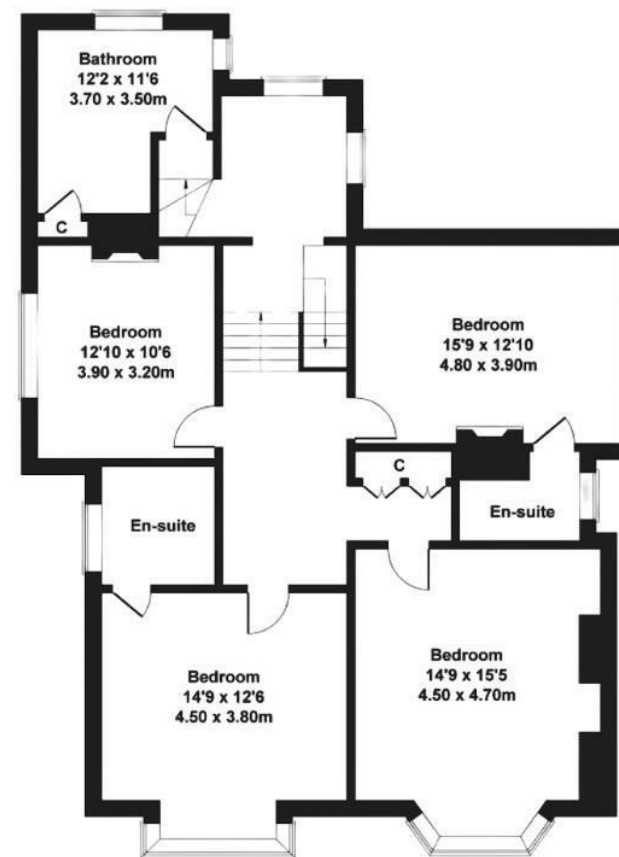
Strictly by appointment only with the selling agents:
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CELLAR



GROUND FLOOR



FIRST FLOOR



FOR SALE

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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



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EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC