

Cefn Crin Castle Caereinion, Welshpool, Powys, SY21 9AZ Offers in the region of £640,000

FOR SALE

Boasting stunning views and situated in a plot of around 4.2 acres the property has two stables, wood store, two cabins, fishing lake, kitchen garden, polytunnel, woodland, studio, dog kennels, garage, carport, and workshop. The main farmhouse comprises, entrance porch, kitchen/diner, lounge, refitted bathroom, landing and three bedrooms. There is also a two bedroom annex with entrance hall, two bedrooms one with ensuite and on the first floor there is a large open plan kitchen/ living room with a shower room. The property has the facility to use one paddock as a campsite. Viewing is essential to appreciate the facilities this property offers and the stunning views.



Glazed entrance door leading into

Entrance Hall

With quarry tiled floor, storage cupboard

Bathroom

Refitted with jacuzzi bath with central mixer tap and shower attachment, wash hand basin set on vanity unit, low level w/c, tiled walls, tiled floor, heated chrome towel rail, double glazed window to rear porch, recessed spot lights, wall mounted electric heater.

Kitchen

3.99m x 3.86m

Fitted with a range of base units, Esse wood burning stove with hot plate, recessed spotlights, space for fridge freezer, quarry tile floor, stairs off, double glazed doors to the front with far reaching views, opening into



Dining / Living Area

3.45m x 2.77m

With tiled floor, double glazed windows to both side and rear elevations, inset 1 1/2 ceramic sink drainer unit, base unit, radiator, door to rear porch.

Rear Porch

With tiled floor, plumbing and space for washing machine, space for fridge freezer, double glazed window to side and rear elevation, double glazed door, radiator.

Lounge

3.81m x 3.48m

Double glazed French doors to the front elevation leading into front decked seating area with far reaching views, double glazed window to rear elevation, multi fuel stove set on tiled hearth, exposed timber flooring, exposed ceiling beams, radiator.



Landing

Double glazed window to the rear elevation

Bedroom 1

4.04m x 3.66m

Double glazed window to both front and rear elevations, double glazed roof light, storage recess, display fireplace surround, radiator.

Bedroom 2

3.28m x 2.64m

Double glazed window to front elevation, two built in storage cupboards, loft access, radiator.

Bedroom 3

3.99m x 1.91m

Double glazed window to the front elevation, radiator.

Annexe

Frosted glazed door provides access to the entrance porch with panel glazed door leading into

Entrance Hall

Wood block flooring, stairs off

Bedroom 1

4.65m x 3.58m

Two double glazed windows to the front elevation, central heating radiator

En-Suite

Bath, pedestal wash hand basin, low level w/c, tiled floor, central heating radiator, extractor fan, shaver light

Bedroom 2

3.99m x 3.25m

Double glazed window to the rear elevation, double glazed to entrance porch, central heating radiator

First Floor

Kitchen

4.67m x 4.57m

Fitted with a shaker style of wall and base units with laminate work surfaces, inset ceramic sink with mixer tap, gas hob, electric oven, extractor canopy, plumbing and space for washing machine, space for fridge freezer, two double glazed windows to the front and side elevation, exposed wooden flooring

Shower Room

Walk in electric shower, low level w/c, wall mounted wash hand basin, extractor fan, exposed wooden flooring

- 2 Bed Annexe
- 4.2 acres and Stables
- Business Opportunity

- Stunning Views
- Garden Cabins
- Fishing Lake





Lounge Area
3.89m x 3.18m

With exposed wooden flooring, inset Stafford wood burning stove, providing heating, set on tiled hearth, double glazed windows to both side and rear elevation. Door to rear staircase

Cabin
Steps up to covered seating area with far reaching views, French door provide access into

Open Plan Living Accommodation
4.57m x 1.22m x 3.43m

With recessed spotlights, range of wall and base units, wooden work surfaces, stainless steel sink drainer unit, mixer tap.

Shower Room
With tiled floor, low level w/c, wash hand basin, shower base, double glazed window to the front elevation, wall mounted electric heater, recess spotlights, extractor fan

Agent Note
The cabin requires finishing and registering with Powys Planning Department



Cabin 2
3.53m x 2.62m

Covered decked seating area with views, wooden floors, power, windows to front and rear elevation

Externally
The property has 3 1/2 acre paddocks. 1 paddock is currently used as a campsite with shower, composting toilet and kitchenette. There is a large kitchen garden area, composting area, fishing lake with central island, landscaped with specimen trees and a gate to further 1 acre paddock. Double gates and pedestrian gate lead into a large parking and turning area to the front of the property, with an arrangement of fruit trees.

Two stables - 12' x 12' with power and light, hay store, gates to further two paddocks of around 0.25 acre, two dog kennels with runs, carport, covered workshop area and garage. There are gates to the side of the property with paved seating area to appreciate the views, lawn and steps up to the front of the cabin, where there is a lawned area and paved seating area. The property has a Worcester oil fired boiler and tank.

To the rear of the property there is a wooded area of approximately 0.25 acre.



Craft Room / Studio

3.51m x 3.40m

With power and light, double glazed window and covered porch area

Garage

5.56m x 2.97m

Workshop

4.72m x 3.20m

With power and light

Agents Notes

The property has its own CPH Number, and has planning in perpetuity for a front large and side extension.

Directions

Postcode for the property is SY21 9AZ

What3Words Reference is basics.riskiest.amazed



Services

Mains electricity and water are connected at the property. The property also benefits from a water supply from a spring. Hot water is way of a Worcester oil boiler. 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.

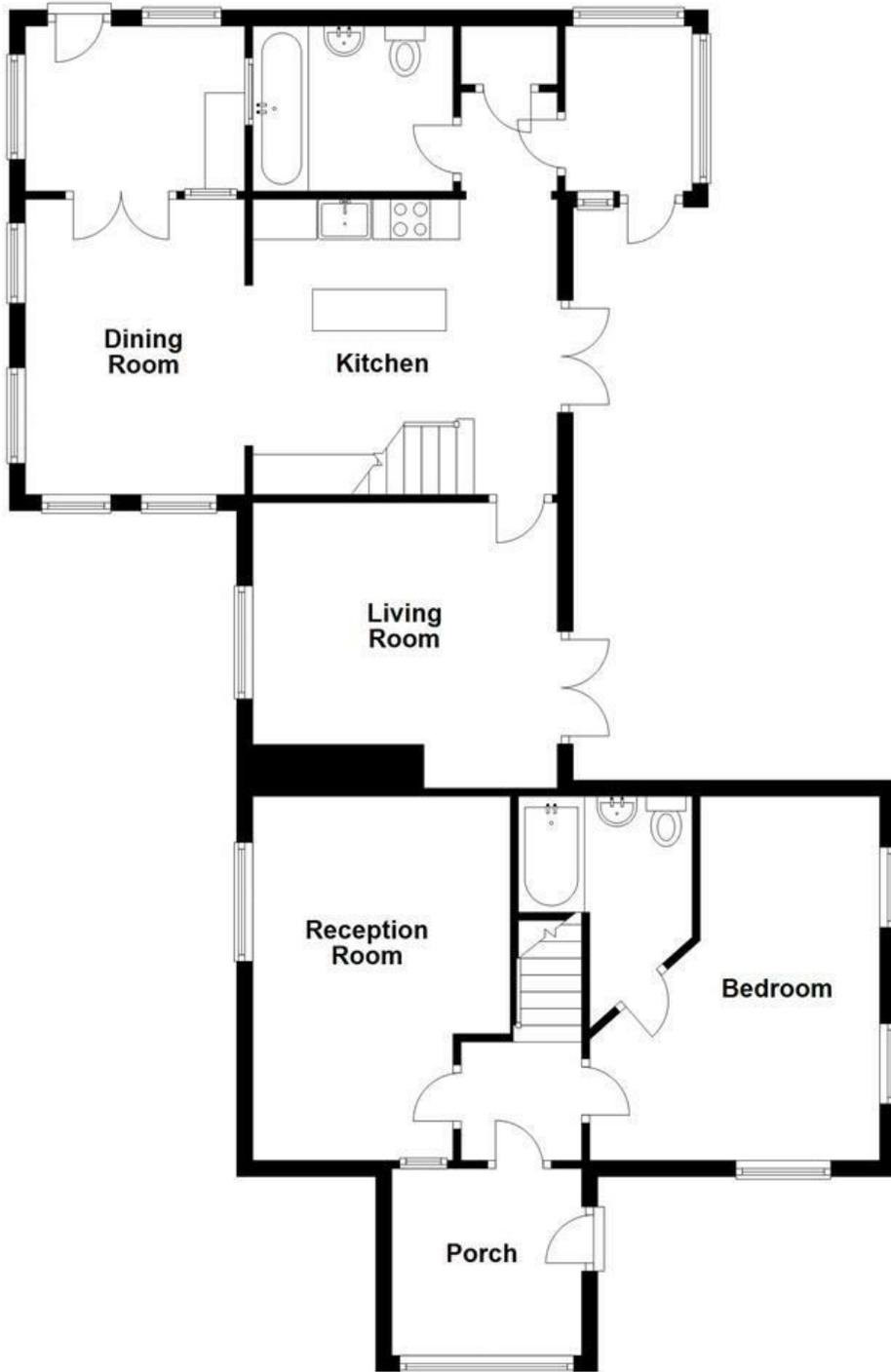
Email: welshpool@halls.gb.com

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.

Ground Floor

Approx. 97.8 sq. metres (1052.6 sq. feet)



First Floor

Approx. 74.6 sq. metres (802.8 sq. feet)



Total area: approx. 172.4 sq. metres (1855.4 sq. feet)



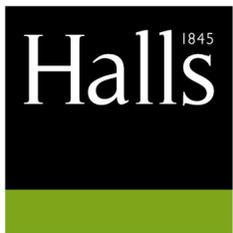
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Websites

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			77
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	