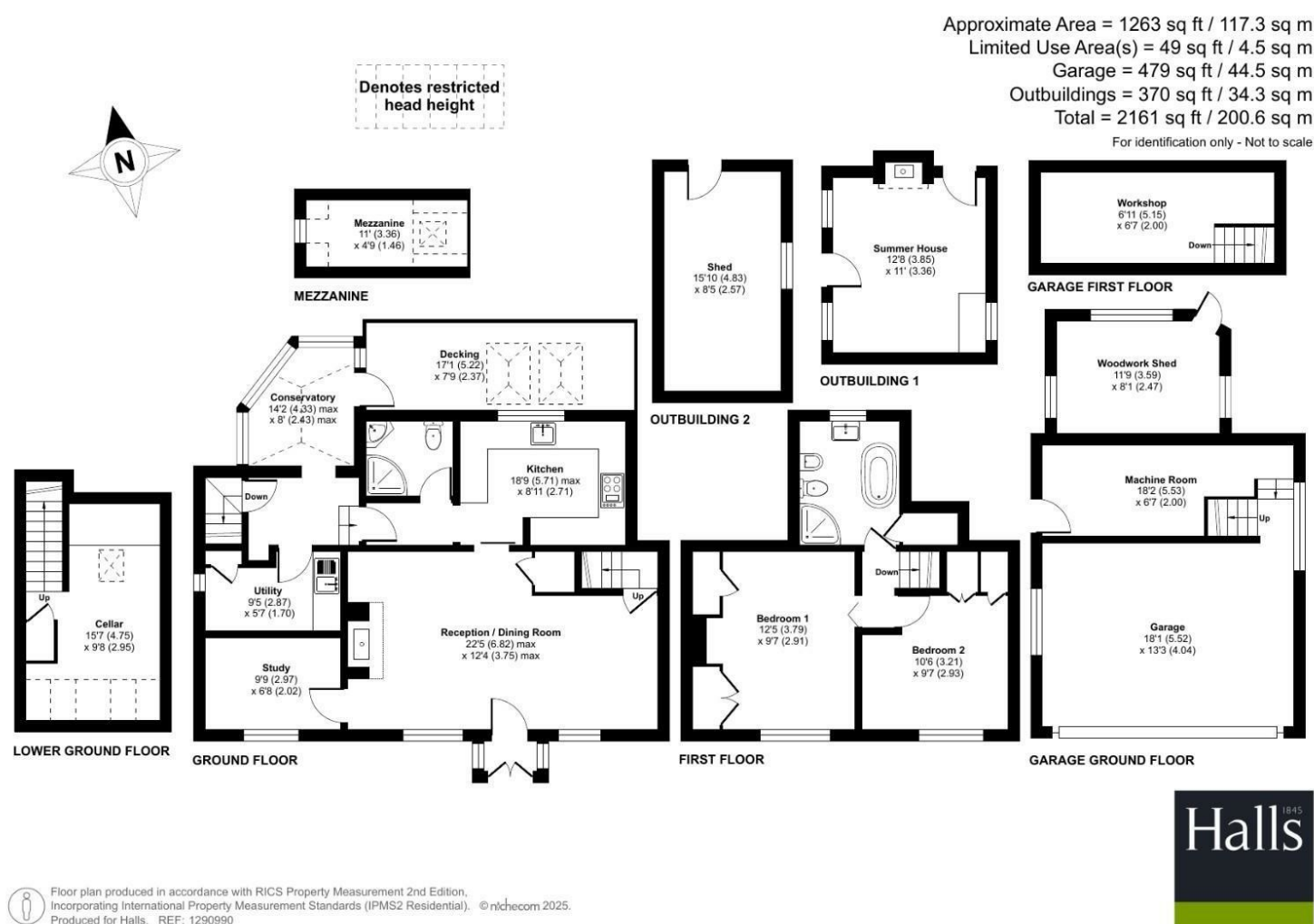


FOR SALE

Rose Cottage, Green Lane, Abermule, Montgomery, Powys, SY15 6LB



FOR SALE

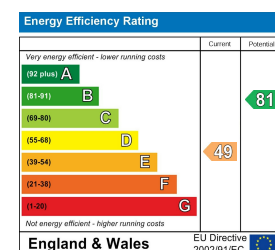
Offers in the region of £375,000

Rose Cottage, Green Lane, Abermule, Montgomery, Powys, SY15 6LB

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



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No onward chain. Situated on the edge of the village with farmland views, this character cottage comprises entrance porch, lounge/diner with inset stove, study, kitchen, shower room, utility, conservatory, rear covered entertaining area with hot tub, landing, two bedrooms, bathroom and third bedroom. The property has off road parking, detached double garage with workshop and the rear gardens are a particular feature of the property divided into a number of well stocked areas with potting shed and greenhouses. The Little House is a great addition that could be used as a home office, Airbnb or guest accommodation. At the bottom of the garden is a brook and veranda off The Little House to enjoy the evening sunsets.




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01938 555 552


Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Three bedroom detached cottage full of character features**
- **Situated on the edge of Abermule village with farmland views**
- **The rear gardens are a particular feature of property including potting shed and greenhouses**
- **The Little House is a great addition with use for home office, Airbnb or guest accommodation**
- **Off road parking and detached double garage with workshop**
- **No onward chain**

UPVC French doors provide access to

Entrance Porch
Double glazed windows to either side, frosted double glazed entrance door into

Lounge/Dining Room
Inset gas fired stove with brick hearth and oak mantle piece, engineered oak flooring, two double glazed windows to the front elevation, exposed ceiling beams, radiator, four wall light points, door to staircase, under stair storage cupboard, opening into Kitchen, door to Study.

Study
Engineered oak flooring, recess spotlights, shelving, double glazed window to front elevation, radiator.

Kitchen
Fitted with a range of wall and base units, brick effect tiled work surfaces, inset ceramic sink, mixer taps, slimline dishwasher, space for fridge, brick effect tiled floor, radiator, range cooker, extractor canopy, recess spotlights, exposed and painted brickwork to one wall, tiled splashbacks, double glazed window to the rear elevation.

Shower Room
Walk-in corner shower, pedestal wash hand basin, low level W.C., heated towel rail, brick effect tiled floor, tiled walls, extractor fan, opaque window to side.

Rear Hallway
Radiator, brick effect tiled floor, doors to rear staircase, cloaks cupboard with hanging rail.

Utility Room
One and a half bowl stainless steel sink drainer unit with mixer tap, washing machine, wall and base units, laminate work surfaces, freezer, frosted double glazed window to side, under stairs storage cupboard, brick effect tiled floor.

Conservatory
Double glazed window to three elevations, radiator, wood block flooring, wall light point, double glazed door to covered rear entertaining area.

Landing with smoke alarm.

Bedroom One
Double glazed window to front elevation with secondary glazing, built-in wardrobes to either side of chimney breast, loft access, radiator, wall light point.

Bedroom Two
Double glazed window to front elevation with secondary glazing, loft access, radiator, built-in wardrobe and storage cupboard.

Bathroom
Claw foot slipper bath, pedestal wash hand basin, bidet, low level W.C., walk-in corner shower, double glazed window to rear elevation, extractor fan, radiator, tongue and groove panelling to lower half of walls, storage cupboard.

Bedroom Three
Access from rear hallway, double glazed roof light, exposed ceiling beam, radiator, exposed floorboards to part of the room, built-in wardrobe.

The Little House
The Little House was built in 2017, cladding larch with brick chimney breast, timber entrance door to front and side, engineered oak flooring, inset woodburning stove with brick hearth and backing and oak mantle piece, vaulted ceiling with mezzanine sleeping level, wall light, sliding staircase, windows to two elevations, mains electricity, TV, double glazed roof light, kitchen area. To the front there is a covered veranda for taking in the evening sunsets.

Externally
To the front of the property there is a pedestrian access gate from the street, step down to front door with roses to either side and hedge surround, gated entrance to the rear parking area. To the rear there is a parking area, detached double garage with electric roller shutter door, boarded storage area above, workshop area to the rear, step up to further workshop area with power, light and rear access door. From the conservatory, there is a covered rear entertaining area with tiled floor, outside tap, hot tub, Firebird oil fired boiler, spotlights. The rear cottage garden is a particular feature of the property and has been skilfully divided into a number of different areas, paved piece seating area, lawn, stocked borders with a wide variety of trees, flowers and shrubs, potting shed, greenhouse, pathway to further lawned area which has been screened with well stocked borders, shed, wisteria covered pergola, wood store, brick pigsty, kitchen garden with fruit cage greenhouse, covered walkway with steps down to brook at the rear of the property, fairy covered walkway.

Agents Notes
This property is offered for sale with no onward chain.

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 '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

Directions
Postcode for the property is SY15 6LB

What3Words Reference is waistcoat.slightly.smoking

Money Laundering
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com