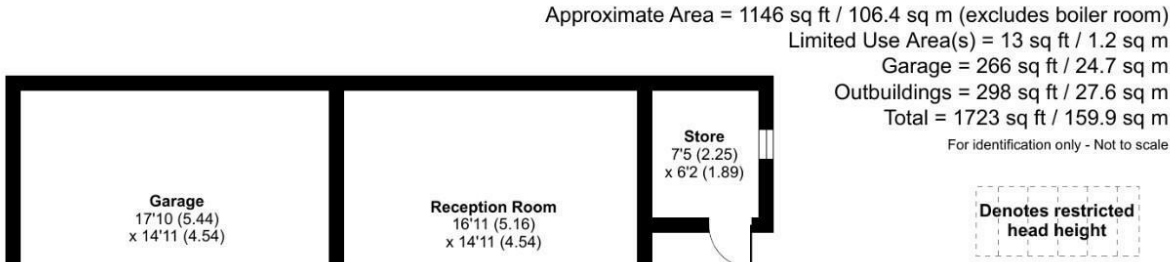
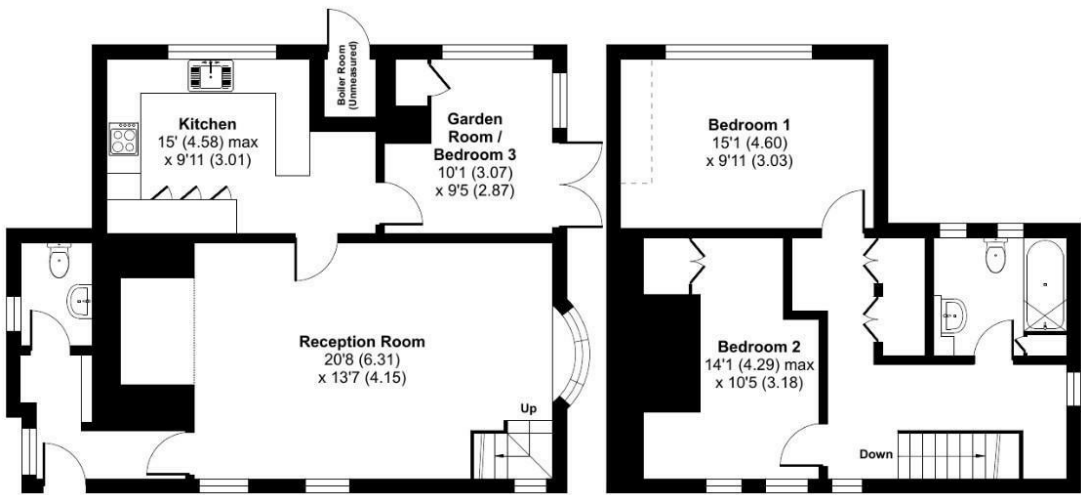


FOR SALE

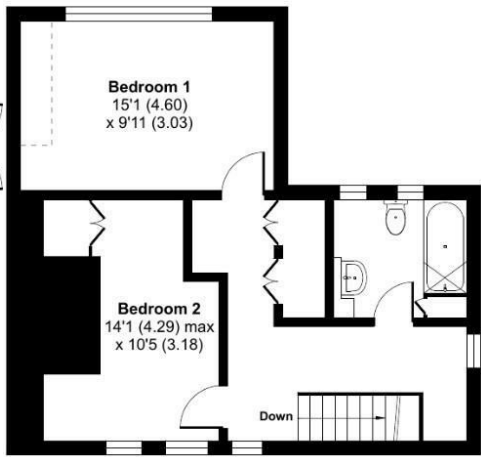
Wood House, Sarn, Newtown, Powys, SY16 4EU



GARAGE / OUTBUILDING 1 / 2



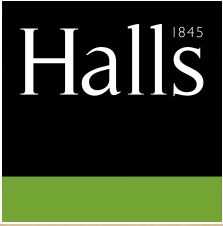
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1329094



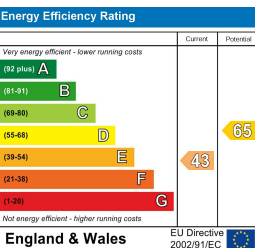
FOR SALE

Offers in the region of £475,000

Wood House, Sarn, Newtown, Powys, SY16 4EU

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



A rare opportunity to acquire an idyllic country retreat, perfect for those seeking peace, tranquillity and seclusion. This charming part timber-framed cottage, dating back to the early 1700s, is beautifully situated close to the historic town of Montgomery and the market towns of Newtown and Welshpool. Set within landscaped gardens of 0.8 acres, including a productive kitchen garden, the property also enjoys 3.1 acres of enchanting woodland. Within the grounds are a Dutch barn and versatile study/studio, offering exciting potential for development (subject to planning). A property of true character and charm, set in an idyllic setting that must be viewed to be fully appreciated.



01938 555552
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Part timber-framed three bedroom cottage dating back to the early 1800s
- Located a short drive from local towns of Welshpool and Newtown
- Ideal setting for those seeking peace, tranquillity and seclusion
- Includes 3.1 acres of woodland
- Stunning views
- Additional Dutch barn and study/studio building within the grounds

Timber entrance door leading into

Entrance Hall
Tiled floor, radiator, window to side elevation.

W.C.
Low level W.C., wash hand basin, tiled floor, frosted double glazed window to side elevation.

Lounge/ Dining Room
Large stone inglenook fireplace with multifuel stove set on slate hearth with oak mantelpiece, exposed ceiling beams, two wall light points, oak veneer flooring, stairs off, three double glazed windows to front elevation, double glazed bay windows to side elevation, three radiators.

Kitchen
Fitted with a range of wall and base units with porcelain tiled work surfaces, two 1/2 stainless steel sink units, mixer tap, double glazed window to rear elevation, plumbing and space for washing machine, space for fridge freezer, radiator, electric hob and oven, extractor canopy, tiled splashbacks.

Garden Room/ Bedroom Three
Double glazed French doors leading to side patio entertaining area with stunning views, double glazed windows to both side and rear elevations, exposed wall timbers, radiator.

Landing
Double glazed windows to front and side elevations, storage alcove housing water filtration, radiator, loft access, two built in storage cupboards.

Bedroom One
Double glazed window to rear elevation with woodland views, radiator, built in wardrobe with hanging rail and shelving.

Bedroom Two
Two double glazed windows to front elevation, built in wardrobe, radiator, painted tongue and groove ceiling.

Bathroom
Fitted with a white three piece suite comprising of low level W.C., pedestal wash hand basin, bath with electric shower over, part tiled walls, two double glazed windows to rear elevation, heated towel rail, wall mounted electric heater, extractor fan.

Externally
The property is approached along a quiet cul-de-sac lane by 1/4 mile hardcore drive by Right of Way to the property. The property is accessed through a 6-bar timber gate onto a gravelled parking and turning area adjacent to the small Dutch barn and brick studio/ study building. There is a wide gravel path which leads around the lawns and wooded area to one side of the house. There is a paved patio seating area to the front and side of the property, composting area, pond, gravelled seating area, range of fruit brushes and fruit trees, kitchen garden with twelve beds, boiler cupboard housing oil fired boiler, oil tank.

Agents Notes
The woodland of 3.1 acres comprises of mainly Larch with some Beech and Oak trees, a veritable haven for all manner of wildlife, flora and fauna. The property is well fenced. This is an extremely rare opportunity to acquire a stand of productive woodland which would appeal to those who are conservation-minded.

Services
Mains electricity, private water, private drainage and oil central heating 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 'D'

Directions
Postcode for the property is SY16 4EU

What3Words Reference is bedroom.campers.orbited

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
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
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