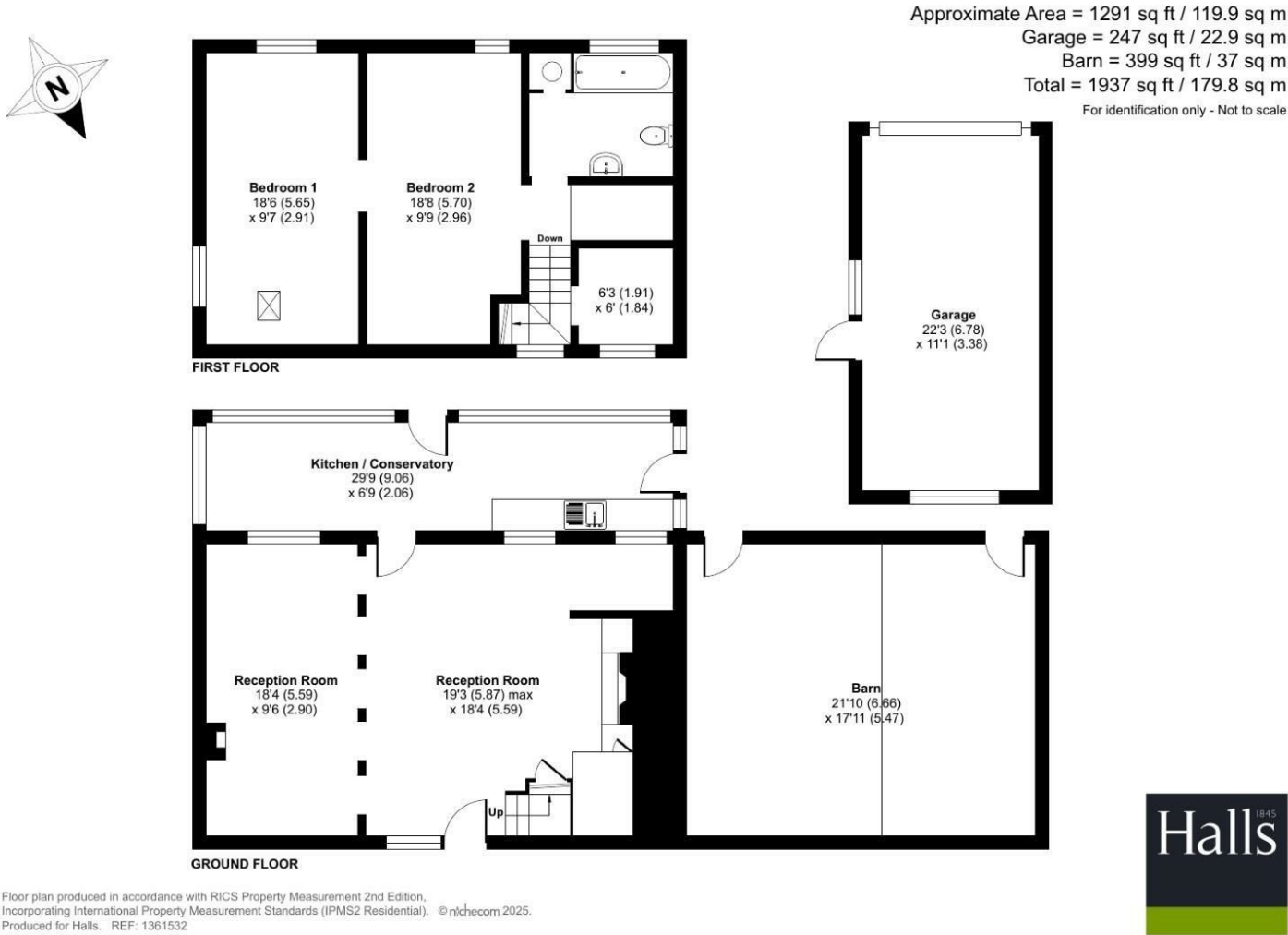


FOR SALE

Pen Y Lan, Abermule, Montgomery, Powys, SY15 6JL



FOR SALE

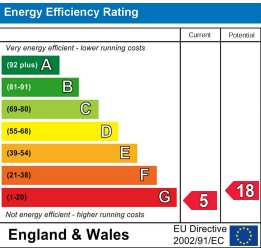
Offers in the region of £250,000

Pen Y Lan, Abermule, Montgomery, Powys, SY15 6JL

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 a private elevated setting with spectacular views along the valley and Kerry Ridge, this period timber frame cottage boasts a wealth of character features including exposed wall timbers and ceiling beams, inglenook fireplace with period stove and bread oven and exposed original floor boards. The property, situated between Welshpool and Newtown, is approached along a private drive and comprises of a kitchen, dining room with quarry tiled floor, lounge with oil fired stove galleried bedroom, bathroom and further bedroom. The property has a barn attached that could be converted to additional living accommodation (subject to planning), garage, wrap around garden and generous kitchen garden. This property is offered for sale with no onward chain.



01938 555552

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



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01938 555552



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Privately situated in an elevated position
- Spectacular views of the valley and Kerry Ridge
- Period timber frame cottage full of character
- Exposed wall timbers, ceiling beams and original floorboards
- Attached barn with potential for conversion (subject to planning)
- For sale with no onward chain

Glazed entrance door leading into

Kitchen

Range of base units with granite worktops, inset twin bowl ceramic sink with mixer tap, space for cooker, space for fridge, quarry tiled floor, plumbing and space for washing machine, window to front elevation with views across the valley and over towards the Kerry Ridge, door to front elevation, exposed wall timbers, stable doors leading to

Dining Room

Inset period inglenook fireplace including range, bread oven and washtub, quarry tiled floor, oak mantelpiece, exposed wall and ceiling timbers, two windows to Kitchen and window to rear, turn staircase off, under stairs storage cupboards, step up to

Lounge

Exposed wall timbers and ceiling beams, oil stove providing heating for the upstairs radiators, stairwell with walk in storage area and window to rear.

Galleried Bedroom

Exposed floorboards, exposed wall timbers and ceiling beams, double glazed roof light, loft access, window to front elevation, radiator, opens into

Bedroom Two

Windows to front and side elevation and double glazed roof light, radiator, loft access, exposed wall timbers and ceiling beams, loft access.

Bathroom

Fitted with a coloured suite comprising bath, pedestal wash hand basin, low level W.C., window to front elevation, airing cylinder, radiator.

Externally

The property is approached along a private driveway from a Council maintained lane. The property is provided with spring water but borehole could be required. There is a gated and gravelled parking and turning area, garage with twin doors, pedestrian side access door and window to rear, barn with with brick and stone flooring, power, light and mezzanine storage area above (offering further development potential subject to obtaining relevant planning consent). To the front of the property is a lawned area, paved patio entertaining area to enjoy the far reaching views, stock fenced surround, gate to spring tap, brick pigsty. To the side of a property is a septic tank. To the rear is a lawned area and oil tank. The property also has a generous kitchen garden with hedge surround. The total plot is approximately 0.27 of an acre.

Agents Notes

The property has Fibre broadband connected. The property does need some renovation including wiring and the installation of borehole and is priced accordingly.

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 'E'

Directions

Postcode for the property is SY15 6JL

What3Words Reference is polka.compress.peach

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

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