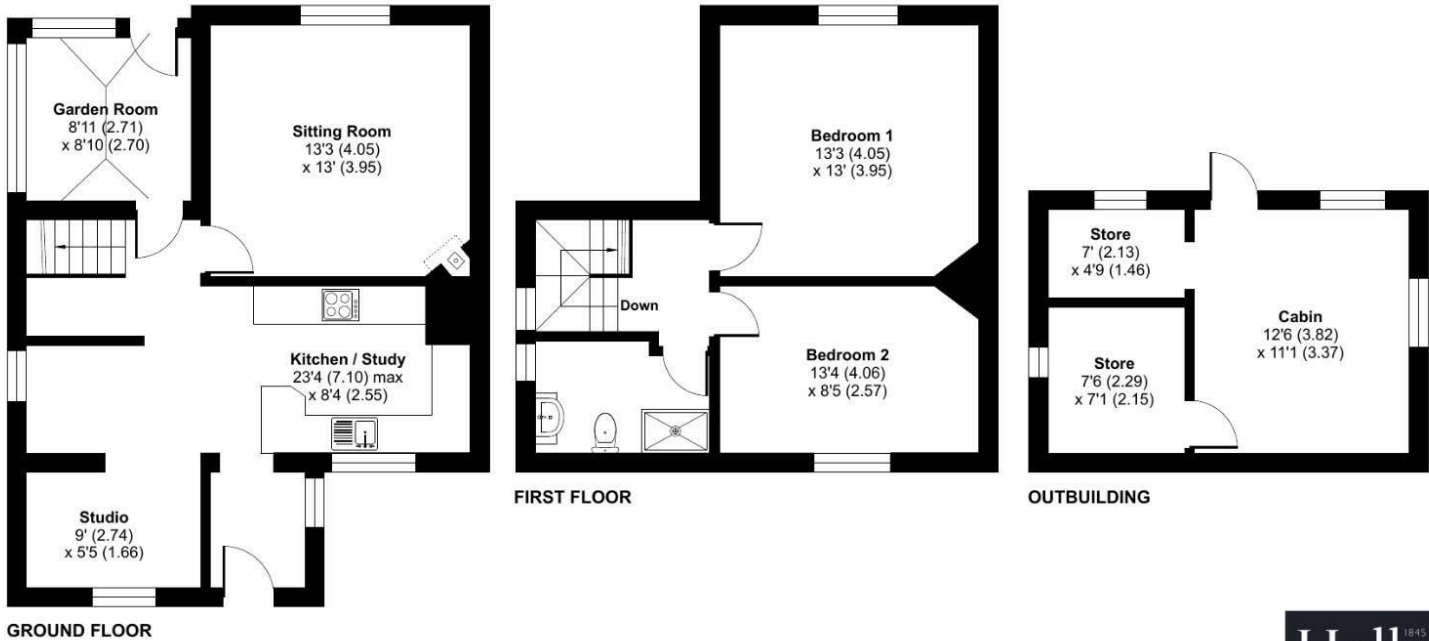


FOR SALE

2 Siop Fach, Kerry, Newtown, Powys, SY16 4LP



Approximate Area = 1006 sq ft / 93.5 sq m
Outbuilding = 233 sq ft / 21.6 sq m
Total = 1239 sq ft / 115.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1376549



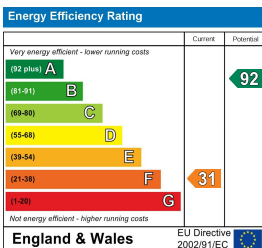
FOR SALE Offers in the region of £350,000

2 Siop Fach, Kerry, Newtown, Powys, SY16 4LP

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 555552

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



Situated in the beautiful Kerry Vale, this period semi-detached cottage sits in a plot of 1.9 acres that would suit an equestrian buyer or those looking for a small holding. The cottage has undergone considerable improvements by the current owners. The property comprises of an entrance conservatory, lounge with wood burning stove, kitchen, study, dining area, utility hallway, landing, two generous bedrooms and shower room. The property has a private driveway with a large gravelled parking and turning area and the benefit of a log cabin that could be used as additional accommodation or a home office. The property offers lovely rural views along the valley.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Period semi-detached 2 bedroom cottage
- Much improved by current owners
- Set in 1.9 acres
- Private driveway with large gravelled parking and turning area
- Log cabin suitable for additional accommodation or a home office
- Lovely rural views along the valley

Double glazed entrance door leading into

Conservatory

Double glazed windows to two elevations with views along the Kerry Valley, tongue and groove panelling to one wall, exposed brick work to one wall, timber entrance door leading into

Entrance Hall

Stairs off, under stairs storage area.

Lounge

Inset woodburning stove set on slate hearth, double glazed window to front elevation, radiator.

Kitchen

Fitted with a range of shaker-style base units with wooden work surfaces, space for gas cooker, tiled splashbacks, stainless steel dual drainer with mixer tap, double glazed window to rear elevation, space for fridge, quarry tiled floor, feature radiator, opens into

Study

Double glazed window to side elevation, fuse board.

Dining Area

Oak flooring, double glazed window to rear elevation.

Utility Hallway

Plumbing and space for washing machine, space for fridge freezer, double glazed window to side elevation, tiled floor.

Landing

Double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation, radiator.

Bedroom Two

Double glazed window to rear elevation, radiator, cupboard housing Worcester gas LPG combination boiler.

Shower Room

Walk in double shower, low level W.C., heated chrome towel rail, wash hand basin set on vanity unit, double glazed window to side elevation, extractor fan, loft access.

Externally

The property is approached by its own owned gravelled driveway with a parking area to the front of the property with shared wood store and screened LPG tank. There is a log cabin: main room (12'4 x 11'1) with vaulted ceiling, power, light and double glazed windows to front and side elevation, store room (7'3 x 7'5) with double glazed window to side elevation, further store room (7 x 4'9) with double glazed window to front elevation and a ladder leads up to mezzanine level with double glazed window to side elevation. Beyond the cabin is a large gravelled parking and turning area, further wood stores and shed. The ground extends to approximately 1.9 acres of established Beech, Oak and Ash trees with a variety of young fruit trees, two raised vegetable beds and is well fenced. To the rear of the property is a gravelled pathway with outside tap and well water.

Agents Notes

2 Siop Fach has right of access over the neighbour's driveway.

Services

Mains electricity, mains water, private drainage and LPG 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 4LP

What3Words Reference is minus.swim.overdone

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