



THE OLD COURT

KERRY | NEWTOWN | SY16 4LU





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Newtown 4 miles | Montgomery 5 miles | Llanidloes 13.9 miles | Welshpool 14.1 miles | Shrewsbury 30 miles
(all mileages are approximate)

A UNIQUE OPPORTUNITY TO PURCHASE A NATIONAL WELSH TREASURE
WITH FEATURES DATING BACK TO 1575

Lovingly restored by the current owners over an eight year period
Period cottage retaining many character features
Two paddocks with stables
Walled kitchen garden and large hay barn
Old milking parlour (offering huge potential for office/annex subject to planning)



Welshpool Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

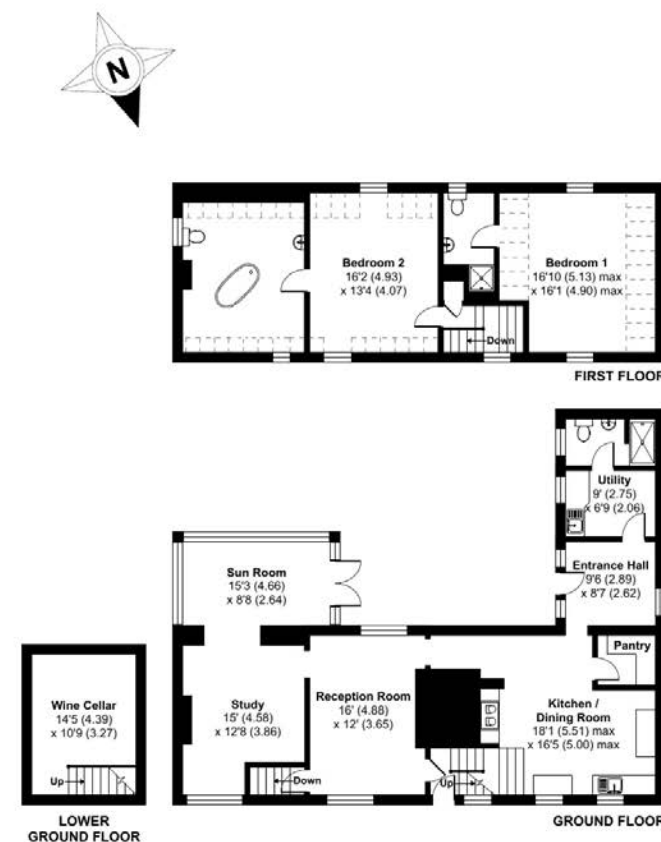
A truly exceptional Grade II listed timber framed cottage with outbuildings, paddocks and historic charm. Lovingly restored by the current owners over an eight-year period following their purchase in 2006, this remarkable property offers a rare opportunity to own a piece of Welsh history. With origins dating back to circa 1575 and thoughtfully extended in later centuries, the property showcases a wealth of period features while benefiting from sensitive modern upgrades carried out to the highest standards.

The restoration has been approached with meticulous care and respect for the building's heritage. The oak timber frame has been repaired and preserved with as much of the original structure retained as possible. The property has bespoke oak-framed windows, traditional lime plaster finishes and exposed beams throughout.

Internally, the property has been comprehensively modernised for comfort while maintaining its historic character. New foundations have been laid and the ground floor (excluding the area over the original cellar) features a new floor with underfloor heating throughout. A large inglenook fireplace with a wood-burning stove and charming built-in seats provides a cosy feel to the home, whilst a Sandyford cooker supplies heating, hot water and cooking use.

Set within generous and beautifully maintained grounds, the property offers an exceptional range of outbuildings and additional features. These include:

A former pig shed, now serving as a carport, a restored milking parlour offering significant potential for conversion into additional accommodation, home office, or studio (subject to the necessary planning permissions), traditional walled kitchen garden ideal for those with a passion for home-grown produce and two well-fenced paddocks of 0.37 acre and 0.2 acre, perfect for equestrian use or hobby farming.

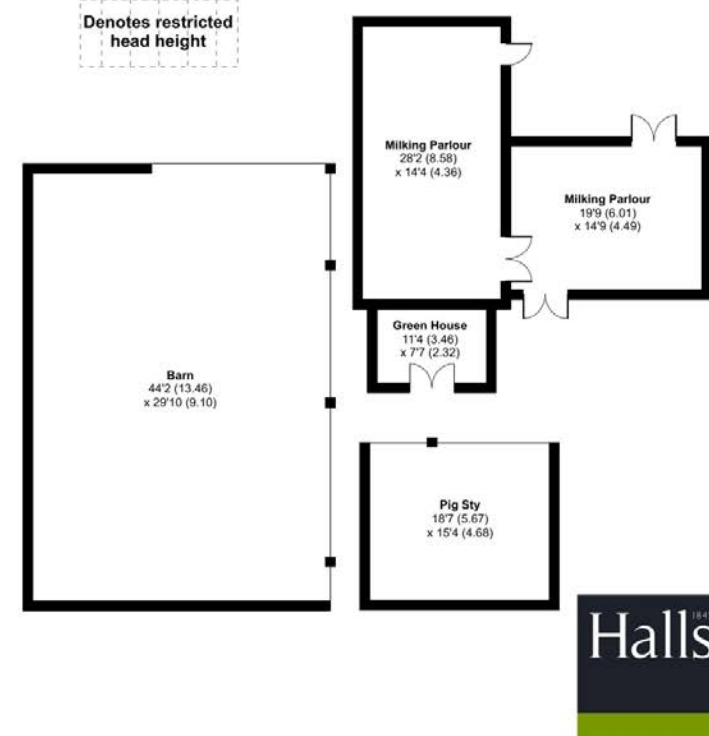


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls REF: 1328229

There is also a stable block and large hay barn providing excellent facilities for livestock or storage and an established orchard enhancing a rural, self-sufficient lifestyle.

This is an incredibly rare opportunity to acquire a historic home of outstanding character and architectural significance modernised for contemporary living and offering a wealth of possibilities for those seeking a change in lifestyle.

Approximate Area = 1955 sq ft / 181.6 sq m
 Limited Use Area = 162 sq ft / 15 sq m
 Outbuilding = 2457 sq ft / 228.2 sq m
 Total = 4574 sq ft / 424.9 sq m
 For identification only - Not to scale



The accommodation comprises of an entrance hall, lounge with inglenook and stove, kitchen/dining room, study with stove opening into oak framed garden room, rear boot room, utility room and shower room, cellar, landing, principal bedroom with large ensuite bathroom with copper slipper bath and stove and a second bedroom with ensuite shower room. The property sits in a generous and very well established plot with two well fenced paddocks (large paddock only has road access).



GARDENS

Nestled in the heart of unspoiled countryside, this exceptional rural property offers an idyllic blend of character, charm, and functionality—perfectly suited for those seeking a country lifestyle.

Approached via a generous gravelled driveway, the property boasts an expansive parking and turning area, leading to a beautifully restored former pigsty—now a practical carport.

The property is surrounded by maintained lawned gardens and well-stocked borders that enhance the setting with seasonal colour and year-round interest. A traditional walled kitchen garden, greenhouse and productive orchard further contribute to the self-sufficient appeal of the property. At the heart of the grounds stands a magnificent heritage Yew tree, protected by a covenant, adding historic charm and natural beauty.

There are two enclosed paddocks (large paddock only has direct road access) complete with stables, offering superb facilities for equestrian or smallholding pursuits. A large hay barn provides ample storage for feed, machinery, or conversion potential, subject to any necessary permissions. The former milking parlour, now thoughtfully restored and currently used for storage, holds scope for a variety of uses.

PRICE

This property is for sale for offers in the region of £620,000 by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, private water, private drainage and oil fired central heating. None of these services have been tested by Halls.

EPC

This property is exempt from EPC rating.

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band - F

DIRECTIONS

Postcode for the property is SY16 4LU

What3Words Reference is: weddings.crowns.thread

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.



VIEWINGS

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

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



