

The Beeches, Common Road, Kerry, Newtown, SY16 4NY Offers in the region of £675,000



# The Beeches, Common Road, Kerry, Newtown, SY16 4NY

Beeches!

wow moment! \*Video Tour Available

### **Kev Features**

- Stunning Detached Family Home Set in Approx. 1 Acre
- Refurbished & Beautifully Presented Accommodation
- 4 Double Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Large, Beautifully Landscaped Gardens
- Fabulous Outdoor Kitchen
- Countryside Views
- Detached Garage & Ample Off-Road Parking
- Perfect for Indoor/Outdoor Entertaining
- Popular Edge of Village Location

## The Property

The Beeches is a stunning family home located on the edge of the popular village of Kerry, found in the heart of beautiful Montgomeryshire just 6 miles from the English Border, as well as also being approximately 2.5 miles from the market town of Newtown with its many shops, train station and facilities. Closer to home, the village primary school, two pubs, the village hall and post-office/ shop are all found within a 1/4 of a mile of the property. Despite its proximity to the village and wider amenities, one of the elements that makes this home truly special is the sense of tranquillity and privacy you feel after driving through the gates and beyond.

Originally built in the early 2000s, the current owners extensively renovated the property to an exceptionally high standard in 2018. The Beeches is accessed by a private, gated driveway leading up to the house. detached, 2 storey garage and generous parking area. Step inside and you'll discover a contemporary,

space.

popular village of Kerry, delivers wow-moment after up on the ground floor of an entrance hall with stairs allows for al fresco dining with a side of panoramic rising off to the first floor, sitting room, living room, a views over Kerry Vale in the distance. It benefits from dining room, a fully equipped kitchen, utility room and electricity, lighting, water, infrared heating and bespoke downstairs WC. The sleek interiors flow seamlessly blinds to extend the viability of this space. Continuing from room to room, lending themselves well to up the garden there is a large flat lawned area ideal for entertaining. The hand-crafted Kenton Jones kitchen children playing, or even adults who fancy a game of and adjoining utility room really do pack a stylish croquet or badminton overlooked by the embanked punch and will appeal to any home-cook featuring a firepit area (also with power and water supply). The black gloss dual controlled AGA, integrated double garden also features a rockery area and established oven and boiling water tap. The kitchen opens up to the trees. large dining room which includes panelled walling, a fabulous bar area and bifold doors opening to the rear At the front of the property, as well as parking for 8+ and bustle of family life.

> On the first floor an impressively large landing area gives way to four double bedrooms, two of which have One of the many features that are sure to appeal to wardrobes. The family bathroom features a free-throughout the ground floor. standing bath, walk-in shower, basin and WC. From the landing you also have easy access to the fully boarded The Holters Team fell in love with this gorgeous home loft offering extensive storage.

We could not talk about a property called "The Beeches" without shining a spotlight on the outside areas. The house sits in a plot of approximately 1 acre, with an expansive lawned area stretching up to the rear boundary of the property. The emphasis in landscaping the gardens has once more firmly focused on ensuring

What better way to spend a sunny day, than at The light-filled family home with an extraordinary sense of they are conducive to family life and entertaining! Bifold doors from the dining room open onto a patio with steps leading up to the fabulous outdoor kitchen. This fabulous, detached family home located in the The accommodation spans across 2 floors and is made. This is no ordinary BBO area! The oak framed gazebo

> garden. The dining room in-turn leads into the living cars, you will find the detached 2-storey garage. The room, which has a large log burner, while the sitting current owners have renovated the first floor and use it room offers a space for sanctuary away from the hustle as a home-gym but it would similarly make an ideal home-office (the property is served by full fibre broadband, ideal for home working).

> en-suite bathrooms, plus a family bathroom and airing prospective buyers is how surprisingly easy the cupboard. The Master Bedroom includes a Juliet property is to maintain. Even the expansive lawns are Balcony overlooking the garden to the rear and benefits currently overseen by the familys head gardener; their from a jaw-droppingly gorgeous bathroom with large trusty lawn-mowing robot! Heating and hot water are all walk-in waterfall shower, bath, his and hers vanity unit controlled via smart home app in addition to wall and WC. The three further bedrooms all include built-in mounted thermostats and there is underfloor heating

> > the moment we stepped through the front door and we are confident anyone viewing will feel the same!

#### Location

Kerry is a picturesque village nestled in the heart of Powys, Wales, with a population of around 800 residents, it offers a blend of rural charm and modern amenities.

The village is well-equipped with essential services. Tennis and a Basketball club who have recently been the point of your offer being verbally accepted, you primary school, and a hairdresser. The local football running scene. club, Kerry F.C., adds to the community's vibrant spirit.

Kerry's rich history, scenic surroundings, and strong community make it a delightful place to visit or reside.

Other towns, such as Welshpool, Newtown and Shrewsbury, are within commuting distance and provide access to the national rail and motorway network.

Newtown which is less than 10 minutes by car, offers an extensive range of retail, recreational and educational facilities.

There is outstanding education available in the area, with 8 junior/infant schools including a special needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college -Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatr Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown AFC who play their home football at Llatham Park, that recently secured a Europa League qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket,

including two pubs—the Herbert Arms and the Kerry reformed as the Mid-Wales Basketball Club. The town agree to paying a non-refundable fee of £29.95 +VAT Lamb—a village hall, a bowling green, a post office, a also has a selection of gymnasiums and a thriving (£35.94 inc. VAT) per purchaser in order for us to

### **Tenure**

We are informed the property is of freehold tenure.

#### **Council Tax**

Powys County Council - Band G.

#### **Services**

We are informed the property is connected to mains water, drainage and electricity.

### Heating

The property has oil fired central heating.

#### **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

## **Nearest Towns/Cities**

Newtown - 2.5 Miles Montgomery - 9 Miles Bishops Castle - 13 Miles Welshpool - 14 Miles Llanfair Caereinion - 15 Miles Shrewsbury - 30 Miles

## What3Words

///expensive.headed.green

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

# **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At

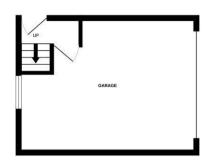
carry out our due diligence.

#### **Consumer Protection**

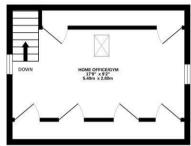
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.











TOTAL FLOOR AREA: 475 sq.ft. (44.1 sq.m.) approx.

