



7 Willans Court, Kerry, Newtown, SY16 4DF

Offers in the region of £395,000



Holters
Local Agent, National Exposure

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Holters are delighted to present to market 7 Willans Court in Kerry.

This immaculate 4 bedroom home is ready to walk into and start the next chapter of your family's life.

Key Features

- Detached, Family Home
- Beautifully Presented
- 4 Bedrooms
- Spacious, Modern Kitchen
- 3 Reception Rooms including Living Room, Family Dining Room and Stunning Sun Room
- 2 Bathrooms & Downstairs WC
- South-Facing Rear Gardens
- Driveway Providing Ample Off Road Parking
- Detached Garage
- Popular Village Location

The Property

7 Willans Court is an immaculately presented and spacious detached house located in a quiet residential cul-de-sac in 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 walking distance of the property.

The current owners bought the property in 2018 and have decorated and updated throughout, with a focus on creating a stylish and practical family home. This includes new bathrooms and kitchen, with a wealth of integrated appliances even including a wine fridge. 7 Willans Court is set over 2 floors and is made up of 4 double bedrooms, 3 reception rooms and 3 bathrooms, and a spacious modern kitchen. Outside there is a south-facing garden, driveway

providing off road parking and detached garage

Inside, an entrance hall has stairs rising off to the first floor, separate doors leading into the kitchen and adjoining family dining room, a useful downstairs W.C and the large, light and airy living room with log-burner, which in turn leads into the stunning sun room spanning the width of the home. On the second floor, a landing area gives way to the master bedroom with ensuite shower room. There are 3 further bedrooms, a family bathroom with bath, separate shower, wash basin and WC. There is access from the landing to the large loft which has been boarded out, offering additional storage.

Outside, the private, gated driveway in front of the house provides off road parking for 5 cars and leads to the detached garage which is currently being used as a gym. The south facing rear garden is the completely enclosed and bordered at the rear boundary by a beautiful established hedge offering privacy and security – ideal for family life and entertainment. The garden is largely laid to lawn with a paved patio seating area and benefits from a shed (with electric supply) to the side of the property.

This really is the perfect family home - already overflowing with light, space and stylish features - it is just waiting for you to fill with memories!

The 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, including two pubs—the Herbert Arms and the Kerry Lamb—a village hall, a bowling green, a post office, a primary school, and a hairdresser. The local football 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, Tennis and a Basketball club who have recently been reformed as the Mid- Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Services

We are informed the property is connected to all mains services.

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

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Wayleaves, Easements and Rights of Way

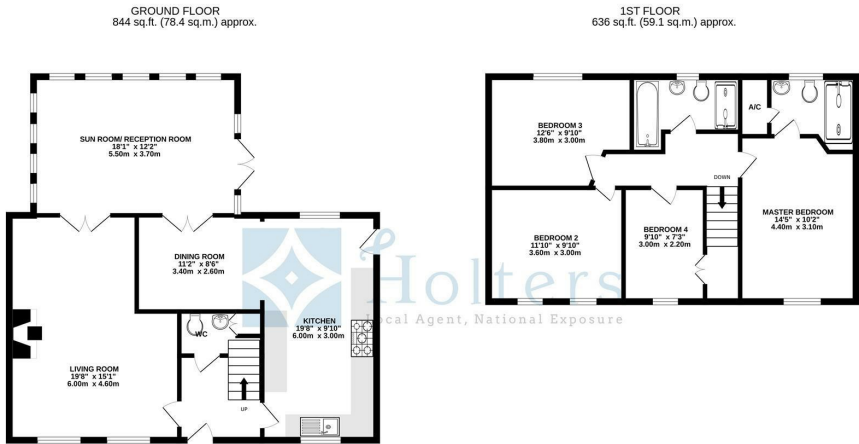
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to 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: 1480 sq.ft. (137.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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