

Holters
Local Agent, National Exposure

Fairview, Cefn Mawr, Newtown, SY16 3LB

Offers in the region of £465,000



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No prize for guessing what will make you fall in love with this great smallholding called Fairview!

Spectacular, sweeping views...2 acres of beautiful gardens and pastures...3 bedroom detached bungalow. This property ticks so many boxes!

Key Features

- Detached Bungalow Set in Approx 2 Acres
- Three Double Bedrooms
- Three Reception Rooms
- Country Kitchen with Rayburn
- Family Bathroom & Separate WC
- Beautiful Gardens
- Pasture Land
- Multiple Outbuildings
- Spectacular Views
- Quiet Location But Only 2 Miles From Newtown

The Property

Fairview in Cefn Mawr is a superb smallholding comprising of a 3 bedroom detached bungalow set in a plot of approximately 2 acres including gardens, pastureland, outbuildings and a private driveway. The property occupies a secluded and elevated position at the end of a country lane providing tranquility and breathtaking views.

The bungalow, originally built in the 1970s, has been a beloved family home for the past 30 years. The accommodation comprises of a large kitchen / dining room with adjoining utility room and guest WC, a cosy sitting room, a sunroom which is currently being used as a study / reception room, three double bedrooms and a family bathroom.

The spacious kitchen / dining room spans the width of the house and has an oil-fired Rayburn as well as integrated oven, fridge and dishwasher. Additionally, the utility room which can be accessed from the kitchen or via an external door, has space for a washing machine, tumble dryer & large fridge freezer. Both the living room and sun

room benefit from log-burners; perfect for cosy winter nights. All bedrooms are of a good size and the master bedroom and third bedroom also have built in wardrobes. The family bathroom has a corner bath, stand-alone shower, WC and wash basin.

From French windows in the Kitchen you step out onto the generous, wraparound elevated decking area with the most amazing views of the surrounding countryside. There are not many places you can sit having a morning coffee looking out to Minsterly, the Callow, Long Mynd, Long Mountain, Welshpool, Bettws, Aberbechan and even The Berwen Mountains. We should point out that this is also the view from the kitchen window – but who would want to be indoors when you have all of this, literally on your doorstep.

Beyond the deck the rest of the plot consists of beautifully landscaped garden complete with lawned areas, a rockery, a small pond with bridge, established trees, a vegetable garden and a greenhouse. There is an orchard resplendent with apple, plum, damson and cherry trees as well as a peach tree and a pear tree, blackcurrant bushes and rhubarb.

For anyone wishing to utilise the remaining land as a small holding there are 3 paddocks and a range of outbuildings including a garage with workshop, outbuildings with stables, a hay barn and former kennels. During their time as custodians of Fairview the current owners certainly have put the land to great use! Over the years, the family have had horses, sheep, dogs,

chickens, geese and even pigs here.

Fairview is the ideal spot to raise a family – human or otherwise! Don't miss out of this fantastic opportunity to view this lovely property with so much to offer.

The Location

Tucked away in the serene landscapes of Mid Wales, Cefn Mawr is a charming rural hamlet situated just a few miles northwest of Newtown in Powys. Cefn Mawr is enveloped by the natural beauty of the Welsh countryside, providing an ideal setting for those seeking tranquility and a connection to nature. While Cefn Mawr itself maintains a peaceful, rural character, it benefits from its proximity to Newtown.

Newtown, also known as 'Y Drenewydd' in Welsh, is the largest town in Powys, surrounded by hills visible in every direction and offers an extensive range of retail, recreational and educational facilities.

Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. 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 Latham 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.

Services

We are informed the property is connected to mains services & has a private drainage system.

Heating

The property has the oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Nearest Towns/Cities

- Newtown - 2 miles
- Bettws Cedewain - 3 miles
- Tregynon - 4 miles
- Welshpool - 14 miles
- Shrewsbury - 32 miles
- Aberystwyth - 45 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 74MB. Interested parties are advised to make their own enquiries.

What3Words

///engine.wound.office

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.

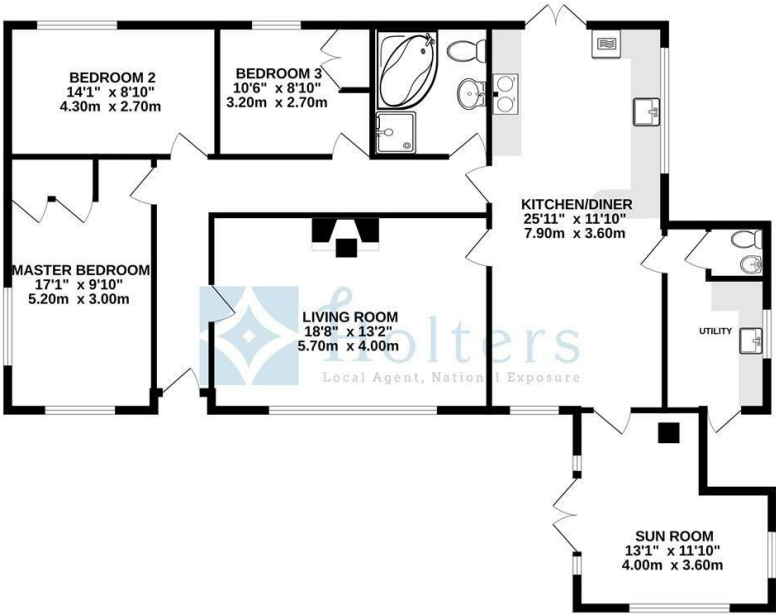
Wayleaves, Easements and Rights of Way

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.

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.

GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

