



Garth Derwen House, Buttington, Trewern, Welshpool, Powys, SY21 8SU

£650,000

Formerly a licensed guest house, this imposing double fronted 3-storey house has been fully refurbished and provides the opportunity to operate as such again (subject to planning consent). The accommodation includes: Entrance Hall, Living Room Opening To Quality Fitted Kitchen, Utility Room, Cloakroom/WC, Indoor Heated Swimming Pool, 8 Bedrooms (5 with en-suite Shower Rooms), Main Bathroom, Ample Parking, Glorious Views, Garden, GCH, DG.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed french doors lead to Enclosed Porch with double glazed windows.

Impressive Entrance Hall

Oak floor, radiator with cover spindle and newel style staircase leads to First Floor Landing.

Split Level Sitting Room/Kitchen 25' 2" x 16' 7" (7.66m x 5.05m)

Sitting Room has oak flooring, exposed brickwork to fireplace with cast iron wood burner inset, quarry tile hearth, radiator, 2 double glazed side windows, large double glazed bay window to the front. Kitchen Area has oak flooring, fitted with excellent range of units with solid granite work tops, glazed Belfast style sink, integrated dishwasher, deep tiled splash backs, matching island and dresser, double glazed side window.

Large Utility Room 17' 9" x 9' 0" (5.41m x 2.74m)

Stable door, tiled flooring, solid oak work tops with units beneath, glazed Belfast style sink unit, double glazed windows and door to the rear, built in airing cupboard.

Cloakroom/WC

Fitted wash basin with tiled splash, WC, tiled flooring, double glazed rear window.

Indoor Swimming Pool 24' 5" x 16' 2" (7.44m x 4.92m)

With attractive bay with seating area, 6.5m x 6m pool with tiled surround.

Half Landing

Double glazed bay providing glorious views across open countryside.

First Floor Landing

Door to staircase to Second Floor Landing, with half landing area enjoying similar feature to First Floor Landing,

Bedroom 1 16' 1" x 11' 6" (4.90m x 3.50m)

Radiator, large double glazed window.

Bedroom 2 13' 7" x 13' 3" (4.14m x 4.04m)

Radiator, double glazed window enjoying magnificent views across countryside.

Bedroom 3 13' 7" x 12' 10" (4.14m x 3.91m)

Radiator, double glazed door leading to fire escape to the side.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 4 17' 1" x 12' 4" (5.20m x 3.76m) Presently used as a First Floor Living Room with pine fire surround and cast iron fire place inset, radiator, ornate ceiling rose,

double glazed window with magnificent, far reaching views.

Family Bathroom

Fitted with white 4 piece suite including Victorian roll top bath with mixer tap and shower fitting, shower cubicle, bidet, wash basin, WC, fully tiled walls, tiled flooring, double glazed window, radiator/towel rail.

Second Floor Landing

Bedroom 5 15' 4" x 12' 0" (4.67m x 3.65m)

Double glazed window, radiator.

En Suite Shower Room

Fitted with shower cubicle, wash basin and WC.

Bedroom 6 13' 1" x 1' 2" (4m x 0.36m)

Dual aspect double glazed windows enjoying surrounding countryside, radiator.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 7 13' 8" x 13' 2" (4.16m x 4.01m)

Dual aspect double glazed windows enjoying lovely views, radiator.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 8 12' 9" x 12' 4" (3.88m x 3.76m)

Double glazed window with fabulous views, radiator.

En Suite Shower Room

Shower cubicle, wash basin, WC. This room has been used as a kitchen and currently has a range of units.

Utility/Box Room

With work surface, plumbing for washing machine, recess shelving, double glazed skylight.

Outside

The property enjoys a wide gravel driveway to the front providing parking for at least 6 cars. Steps lead up to enclosed front garden offering flagged patio with brick built BBQ and lighting points.

Rear Garden

Approached onto a paved patio with large gravel patio beyond, fenced vegetable garden with lawn beyond. Brick built adjoining store.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



FLOOR PLANS FOR GUIDANCE ONLY

Energy Performance Certificate

Garth Derwen, Buttington, WELSHPOOL, SY21 8SU

Dwelling type: Semi-detached house **Reference number:** 0416-0907-7212-1685-2994
Date of assessment: 09 December 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 December 2015 **Total floor area:** 294 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 9,213
Over 3 years you could save	£ 4,002

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 330 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 4,002 over 3 years </div>
Heating	£ 8,280 over 3 years	£ 4,572 over 3 years	
Hot Water	£ 603 over 3 years	£ 309 over 3 years	
Totals	£ 9,213	£ 5,211	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Years energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-101) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	58		
(1-20) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,102
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 390
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 309

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage