



SAMUEL WOOD



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Lump House, Kerry, Newtown, Montgomeryshire, SY16 4NA

Offers Over £425,000

Lump House,

Kerry, Newtown, Montgomeryshire, SY16 4NA



- Picturesque Rural Location
- Ample Off Road Parking
- Three Bedrooms
- Near Local Amenities
- EPC Rating F
- Sympathetically Extended and Improved
- Beautifully Presented Period Property
- Envious Location with Glorious Views
- Plot extending to approx 0.35 Acre

A charming and characterful property sitting in the picturesque countryside of Montgomeryshire, Lump House, near Kerry presents a rare opportunity to acquire a unique residence with historical significance. Boasting a blend of traditional features and modern amenities, this delightful home offers a tranquil lifestyle in a sought-after location.

Believed to have been built over 200 years ago, Lump House retains much of its original charm and character, with exposed beams, stone walls and fireplace, with other period features throughout. Located near the charming village of Kerry, the local amenities include a Post Office with shop, public houses and a primary school. The property provides easy access to the nearby larger town of Newtown.

Lump House is surrounded by stunning countryside, the property offers a tranquil retreat within reach of amenities.

Spread across two levels the property offers generous living spaces including three bedrooms, family bathroom, a welcoming living room, a well-appointed kitchen and a versatile boot room / utility area. While preserving its historic appeal, Lump House has been thoughtfully updated to include modern conveniences.

Choose from a range of beautifully appointed bedrooms, each featuring modern amenities and stylish décor, the principal bedroom benefits from built-in wardrobes. All bedrooms are positioned to capture the stunning far-reaching views over open countryside and provide a relaxing retreat. The traditional bathroom offers ample space for rest and relaxation, featuring a double ended bath with traditional style mixer tap with handset, pedestal wash hand basin and W.C. in white.

The property is set within a generous plot of approx 0.35 Acre comprising beautifully landscaped gardens, lawns and mature trees, offering ample space for outdoor activities, entertaining, or simply enjoying the tranquility of nature. In addition, this charming country residence offers parking for multiple vehicles.







Directions

We recommend using what3words, navigate to: -
//acclaimed.cherish.holds

Services: We understand that the property has a solid fuel stove to lounge, underfloor heating to kitchen, hall and downstairs w.c. Mains electricity, private water and private drainage.

Broadband Speed: Basic 10 Mbps,

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:
Powys County Council,
Powys County Hall,
Spa Road East,
Llandrindod Wells,
LD1 5LG.

Tel: 01597 827460 (General Enquiries).

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

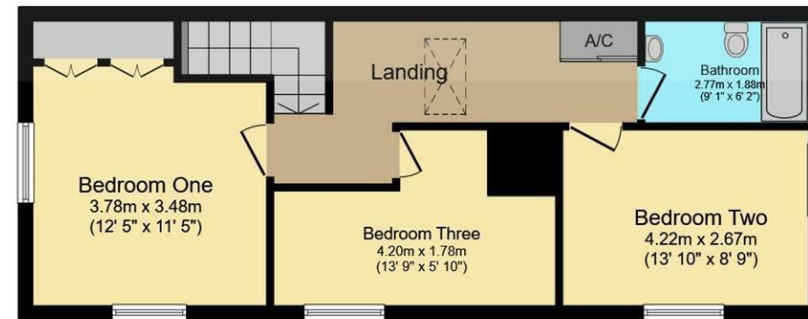
Don't miss the opportunity to own this enchanting property in the heart of Montgomeryshire's stunning countryside. Contact us today to arrange a viewing and discover the beauty and tranquility of Lump House. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk







Ground Floor



First Floor

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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