





The Courtyard Domgay Road, Four Crosses, Powys, SY22 6SL  
Asking Price £450,000

An attractive, 4 bedroom detached barn conversion, offering spacious and pleasing living accommodation throughout. The property is set in grounds extending to approximately 0.4 acre and is situated with easy commuting links to Oswestry, Welshpool and Shrewsbury. The Courtyard occupies a beautiful location set in this open farmland / countryside position, with surrounding country lanes offering excellent riding out opportunities. In the nearby village of Four Crosses, the village offers good amenities, including petrol station, post office, veterinary practice and convenience store, hairdressers and a medical practice. Viewing is highly recommended.



**TIMBER STORM PORCH**

With 2 lighting points. Part glazed entrance door gives access to:

**RECEPTION HALL**

Having quarry tiled and wood effect flooring, part exposed timbers to ceiling, recessed spotlights and 4 double glazed windows.

**LIVING / DINING ROOM**

26'0" x 14'4" (7.92 x 4.37)

Having an impressive vaulted ceiling, cast iron multi-fuel burner in an exposed brick hearth with inset wood beam, 2 double glazed windows to front elevation, feature high circular window, engineered wood effect flooring with under-floor heating, double glazed French doors giving access to the rear gardens, exposed brickwork, timbers and beams.

Door from reception hallway gives access to:

**KITCHEN/DINER**

17'5" x 14'6" (5.31 x 4.42)

Fitted with a range of wooden fronted eye level and base units with built-in cupboards and drawers, glass display cabinets, a range of fitted work tops with inset 1 1/2 sink drainer unit with mixer tap over, 2 double glazed windows, free-standing Stanley stove (which provides heating and domestic hot water). Space for dishwasher, inset electric fan oven, a range of recessed spotlights to ceiling, space for fridge freezer, tiled floor with under-floor heating, part glazed stable style glazed door giving access to the rear gardens. Timber storm door to:

**LAUNDRY ROOM**

12'3" x 5'10" (3.73 x 1.78)

Having a range of wooden fronted base units with fitted worktops, shelving above, pressurised Flow Master water system, space for washing machine and a tiled floor.

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From reception hallway doors give access to, bedrooms 2, 3, 4, family bathroom and separate shower room.

**BEDROOM 2**

12'3" x 8'10" (3.73 x 2.69)

Having double glazed window, feature wall with exposed timbers, exposed beam to ceiling.

**BEDROOM 3**

13'10" x 9'7" (4.22 x 2.92)

Having 2 double glazed windows, exposed beams to ceiling, built-in wardrobe with hanging rail and further walk-in store cupboard/wardrobe.

**BEDROOM 4**

12'3" x 9'6" (3.73 x 2.9)

Having 2 double glazed windows, feature walls with exposed timbers and beam to ceiling.

**FAMILY BATHROOM**

Having a double-ended panel bath with mixer tap and shower attachment, wash hand basin with mixer tap, low flush WC, part tiled walls, double glazed window to side, tiled floor with under-floor heating, recessed spotlights and exposed timbers to ceiling.

**SHOWER ROOM**

Comprising: double width shower fully tiled cubicle with shower over and glazed shower screen, low flush WC, pedestal wash hand basin with mixer tap, tiled splash back, tiled floor with under-floor heating, recessed spotlights and extractor fan.

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From reception hallway stairs rise to:

**BEDROOM 1**

21'2" x 15'1" (6.45 x 4.6)

Having sloping ceilings with exposed timbers and recessed spotlights, Velux roof window with a pleasing rural aspect, sealed unit double glazed bull's eye window overlooking rear gardens, built-in store cupboards / wardrobes, radiator. Opening to:

**EN SUITE**

13'10" x 7'10" (4.22 x 2.39)

Having a large jacuzzi bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush WC, exposed timbers, vinyl wood effect flooring, Velux roof window, wall mounted heated towel rail, extractor fan and recessed spotlights.

**OUTSIDE**

The property is approached through double gates which lead to a generous gated gravelled driveway which then leads to a large parking area, providing parking for a number of vehicles. Gated access to the side of the property then leads to the rear where there is an extensive area comprising: slate chippings, a paved patio area (ideal for al fresco dining), a timber store / out house with double glazed patio doors to the front and a personal door to the side, a generous sized lawned garden area with a variety of mature shrubs, bushes and trees. Open fronted seating/bbq area with power and a storage shed to the side with double doors. Children's summer house. Outside tap and socket. From the rear gardens access is then given to a side garden area, which is mainly laid to lawn with outside electricity point and is screened from the road by mature hedging.

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Floor Plan  
(not to scale - for identification purposes only)



## General Services:

### Local Authority:

**Council Tax Band:**

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

### Directions:

On leaving Shrewsbury, take the A458 (Welshpool Road), and continue through the village of Ford. On leaving Ford, turn right (signposted for Lake Vyrnwy and Four Crosses).

Continue on this road heading through the villages of Alberbury, Coedway and Crew Green. On leaving Crew Green continue for approximately 1.7 of a mile until reaching the bridge and then immediately following this turn right and continue on this road for approximately 2.5

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499

**Roger  
Parry  
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.