





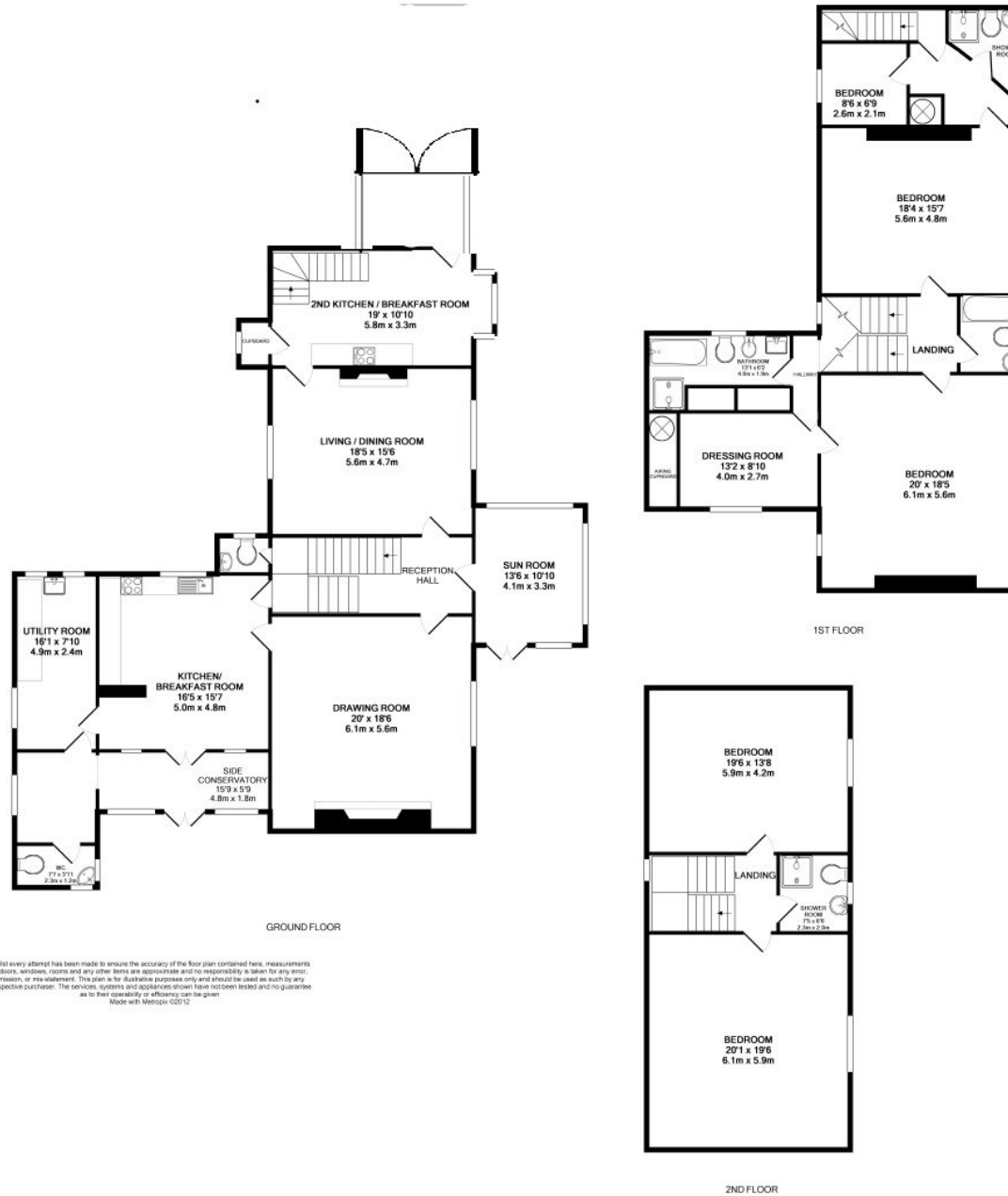
Trecastell Aberhafesp, Newtown, SY16 3HR
Offers In Excess Of £750,000

An impressive Georgian country residence offering 5 bedrooms, 4 bathrooms and 2 kitchen/breakfast rooms which can easily be divided into 2 self contained units. Additional 2 bedroom barn conversion. Garage and workshop and store. Sat on a plot of approx 1.25 acres (0.50 hectares) and just 4 miles from Newtown. NO ONWARD CHAIN.





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



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.
Made with Metropack CAD 12.

SUNROOM

13'6" x 10'10"

Of brick and uPVC double glazed construction, tiled floor, exposed beams, radiator, wooden ceiling, French doors to the garden and wood and glazed door to:

RECEPTION HALL

Quarry tiled floor, oak staircase to the first floor and radiator.

CLOAKROOM

With low flush W.C., wall mounted wash hand basin with tiled splashback, tiled floor and uPVC double glazed window to the side.

CELLAR

17'5" x 14'6"

With concrete floor, white washed walls and power and light.

DRAWING ROOM

20'0" x 18'6"

With a uPVC double glazed window overlooking the gardens, two radiators, exposed beams, feature fireplace with brick surround, tiled hearth, wooden mantel and a multi fuel stove inset.

KITCHEN/BREAKFAST ROOM

16'5" x 15'7"

Fitted with a modern range of base cupboards and drawers with granite work surfaces over, matching eye level cupboards with lighting under, tall storage cupboard, Belfast style sink with mixer tap under a uPVC double glazed window to side, part tiled splashback, glass fronted display cupboards, built in fridge and freezer, plumbing and space for dishwasher, space for electric style range cooker with a concealed extractor hood over and a brick splashback, quarry tiled floor, two radiators, exposed beams and a door to:

UTILITY ROOM

8'7" x 8'4"

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, oversized Belfast style sink, uPVC double glazed windows to side and rear, plumbing and space for washing machine and further appliance space, floor standing oil central heating boiler and quarry tiled floor.

CONSERVATORY

15'9" x 5'11"

Of brick and uPVC double glazed construction, quarry tiled floor, uPVC double glazed French doors to the gardens and opening to:

BOOT ROOM

Quarry tiled floor, uPVC double glazed window to front and rear and doors to utility room and:

CLOAKROOM.

With low flush W.C., wall mounted wash hand basin with electric water heater, quarry tiled floor and two uPVC double glazed windows.

LIVING/DINING ROOM

18'5" x 15'6"

Exposed wooden floorboards, uPVC double glazed windows to front and rear, exposed beams, two radiators, wooden tiled fire surround with open grate and a door to:

SECOND KITCHEN/BREAKFAST ROOM

19'0" x 10'10"

Fitted with a range of base cupboards and drawers with work surfaces over, stainless steel sink with mixer tap under a uPVC double glazed window to the side, part tiled splashback, space for cooker, floor standing oil central heating boiler, radiator, staircase to the first floor with cupboard under and a built in storage cupboard, uPVC double glazed bay window overlooking the gardens and uPVC double glazed window to the rear and composite door to the:

SIDE ENTRANCE PORCH

4'2" x 4'3"

With uPVC double glazed side screens with French doors to the front and a quarry tiled floor.

FIRST FLOOR LANDING

With uPVC double glazed window to the rear and a staircase to a split landing with built in shelving.

BEDROOM ONE

20'0" x 18'5"

Exposed wooden floorboards, uPVC double glazed window to front and rear with countryside views, radiator and door to:

DRESSING ROOM/BEDROOM SIX

13'2" x 8'10"

Radiator, uPVC double glazed window to side, airing cupboard and built in double and single wardrobes.

BATHROOM

Suite comprising bidet, low level W.C., panelled bath, separate fully tiled shower cubicle with Mira electric shower, radiator, light/shaver socket, uPVC double glazed window to the side, built in cupboard, wood panelling and built in shelving.

SECOND LANDING

Staircase to second floor and radiator.

BATHROOM.

Suite comprising panelled bath, low level W.C., pedestal wash hand basin, uPVC double glazed window to front and wood panelling.

BEDROOM TWO

18'4" x 15'7"

With uPVC double glazed window enjoying countryside views, radiator and feature door to:

LANDING

Airing cupboard with tank and slatted shelving, uPVC double glazed window to front and door leading to a secondary staircase from the second kitchen/breakfast room.

BEDROOM FIVE

8'6" x 6'9"

With uPVC double glazed window to the rear, radiator and built in double cupboard.

SHOWER ROOM

Fully tiled shower cubicle with electric shower, low flush W.C., pedestal wash hand basin, part tiled walls, radiator and a uPVC double glazed window to front.

SECOND FLOOR LANDING

Split landing with uPVC double glazed window to rear.

BEDROOM THREE

20'1" x 19'6"

With uPVC double glazed window to front with views towards open countryside, built in double wardrobe and electric heater.

BEDROOM FOUR

19'6" x 13'8"

With uPVC double glazed window to the front with views towards open countryside, built in double wardrobe, electric heater and a door to eaves storage.

SHOWER ROOM

7'5" x 6'6"

Fully tiled shower cubicle with electric shower, low flush W.C., pedestal wash hand basin, feature window to the front enjoying countryside views.

OUTSIDE**DETACHED BARN CONVERSION**

Covered patio area to the front, outside tap and light.

LIVING/DINING/KITCHEN

28'6" x 14'7"

LIVING AREA

Wood burner, feature brick fireplace with tiled hearth, wooden mantel and display plinth, exposed beams, electric heater and uPVC double glazed windows to the front. Opening to:

KITCHEN AREA

Exposed wooden floorboards, fitted with a range of base cupboards and drawers with worksurfaces over, matching eye level cupboards, display shelving, stainless steel sink with mixer tap, plumbing and space for washing machine, space for cooker with extractor hood over, under counter appliance space, electric heater and uPVC double glazed window to the front.

FIRST FLOOR LANDING.

Electric heater, two uPVC double glazed windows to front and two double glazed velux windows, built in cupboard and exposed beams.

BEDROOM ONE

14'8" x 13'5"

Two uPVC double glazed windows to the front, 2 double glazed Velux windows, exposed beams and a built in double wardrobe.

BEDROOM TWO

9'0" x 7'3"

Double glazed Velux window and exposed beams.

SHOWER ROOM

Fully tiled shower cubicle with Triton electric shower, pedestal wash hand basin with tiled splashback, space for W.C (will be installed before completion), cupboard housing water tank, double glazed Velux window, light/shaver socket and exposed beam.

GARDENS AND GROUNDS

The gardens and grounds extend to approximately 1.25 acres (0.505 hectares) and offer a patio entertainment area with areas laid to gravel, steps and gate to the rear access, summerhouse, laid to lawn with flower and shrubs beds and borders and a selection of trees and shrubs including American oaks, acers, wild cherries and maple, 2 wildlife ponds and a lower patio area, in all bounded by fencing. Enjoying a southerly aspect with views towards the River Severn and countryside beyond.

STORE

14'2" x 9'7"

Windows to side and rear, double doors to the front, door to side, power and light.

GARAGE

28'0" x 14'9"

Up and over door, windows to rear and side, personal door to both sides, hatch to mezzanine and power and light.

WORKSHOP

19'5" x 12'3"

Door to front, uPVC window to front, two double glazed Velux windows, mezzanine and power and light.

PARKING AND TURNING

Double gates and brick walling lead onto the generous gravelled parking area providing off road parking and turning.

GENERAL NOTES

Tenure - We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

Services - We are advised that there is oil central heating to the main house and electric heaters to the barn, private drainage via septic tank, mains water and electricity.

Council tax banding - As taken from the Gov.uk website we are advised the main property is in Band G and the Barn is Band C - again we would recommend this is verified during pre-contract enquiries.



Local Authority: Powys County Council

Council Tax Band: G

EPC Rating: E

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:

From Newtown take the B4568 signposted Aberhafesp, on passing through Aberhafesp village continue for approximately 0.5 mile and TreCastell is found on the left hand side. The gated access to the property is immediately on the left before the property.

WHAT3WORDS: available: highbrow: crispy

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



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.