



Roger
Parry
& Partners

Pentre, Pontrobert, Welshpool, Powys, SY22
6JL



Pentre, Pontrobert, Welshpool, Powys, SY22 6JL
Guide Price £625,000

Character dwelling currently run as a successful holiday let with a number of useful outbuildings which have potential for conversion with approximately 5.38 acres (2.18ha) of agricultural land.



Roger Parry & Partners have been favoured to market this character five bedroomed dwelling with traditional outbuildings and approximately 5.38 acres (2.18 ha) of agricultural land, extending as a whole to approximately 7.33 acres (2.97 ha). The house has been used by the current owners as a successful holiday let business featuring a jacuzzi and conservatory. The house benefits from a wealth of character features throughout including an inglenook fireplace, handmade wooden doors, exposed beams and wooden staircase. There is a lovely large shrubbed and lawned garden area with seating area with views over the surrounding farmland. The traditional buildings have been lovingly maintained and are currently used as a workshop and storage but provide the opportunity for equestrian use, agricultural use or conversion into further living/tourism accommodation (subject to obtaining the relevant permissions). The land extends to 5.38 acres (2.18ha) of grassland with blocks of broadleaf woodland. The property is situated in a secluded location, accessed by a private tarmacadam driveway.

PENTRE FARMHOUSE

A character five bedroomed dwelling which has been used by the current owners as a successful holiday let business featuring a jacuzzi and conservatory. The house benefits from a wealth of character features throughout including an inglenook fireplace, handmade wooden doors, exposed beams and wooden staircase.

ACCOMMODATION COMPRISING:

GROUND FLOOR

Kitchen/diner
Utility
Dining room
Understairs storage
Living room
Office
Conservatory

FIRST FLOOR

Double bedroom with ensuite shower room
Single bedroom with built in storage
Single bedroom/office
Double bedroom
Double bedroom with built in storage
Family Bathroom
Airing cupboard
Storage cupboard

BUILDINGS

Former Cow Shed

Constructed of stone and timber walls under a corrugated metal sheet roof utilised for keeping poultry and as a storage area.

Workshop

Workshop with former granary above constructed of brick, slate and timber.

Garage/Storage building

Constructed of brick and timber walls with corrugated metal sheeting roof used for storage.

Storage Buildings with Outside W/C

Constructed of stone and brick walls under a corrugated metal sheeting roof comprising of outside W/C and storage area.

SERVICES

Mains Electricity
Private Water - Borehole
Septic Tank Drainage
Oil Central Heating

METHOD OF SALE

For sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

Powys County Council

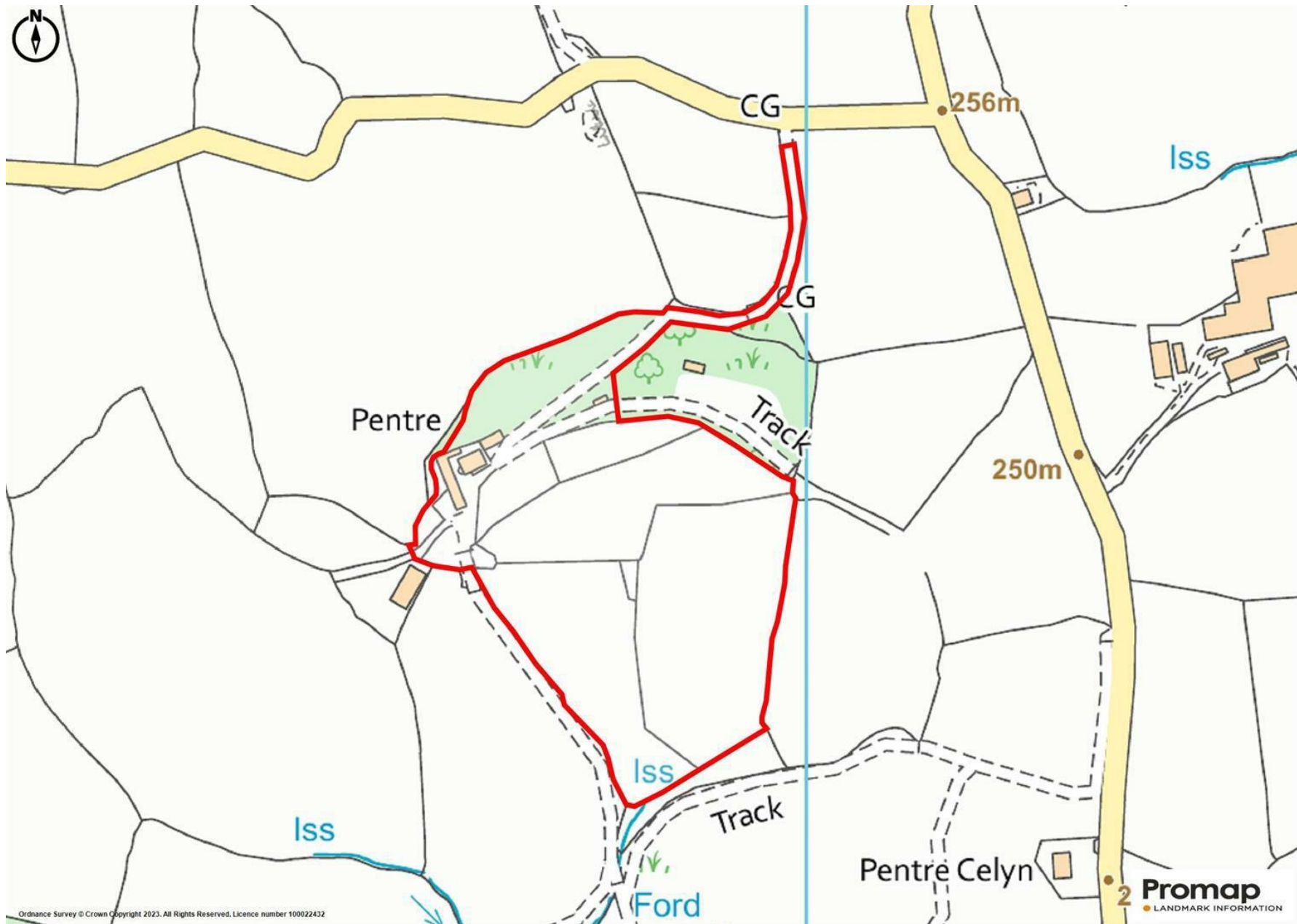
WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

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



General Services:

Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

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:

What3Words ///meanings.typically.apron

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

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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 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.