



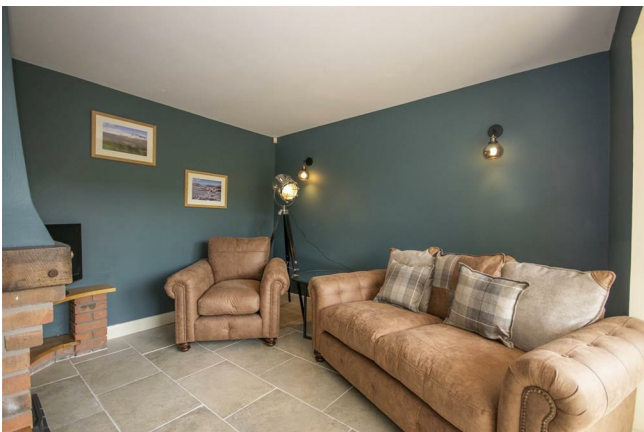
Roger
Parry
& Partners

Dol Y Neuadd Cwm Golau, Cyfronydd,
Welshpool, SY21 9HA



Dol Y Neuadd Cwm Golau, Cyfronydd, Welshpool, SY21 9HA
Offers In Excess Of £795,000

Dol Y Neuadd is a beautiful 5 bedroom detached house, set in a private and rural location, situated on the hillside with stunning views overlooking the open countryside and beyond. The house is set in approximately 6.60 acres or thereabouts of paddocks and gardens, with excellent access to main roads to Welshpool, Oswestry or Chester.

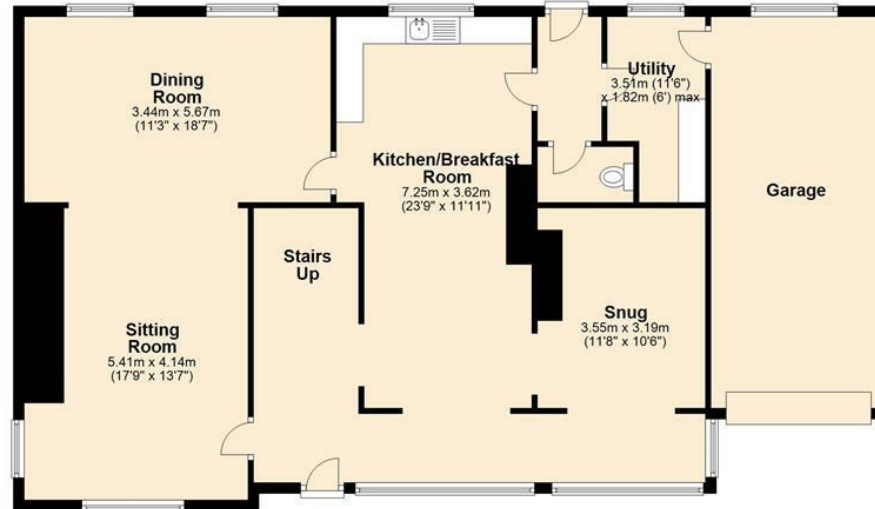




Floor Plan

(not to scale - for identification purposes only)

Ground Floor



First Floor



Dol Y Neuadd is a beautiful 5 bedroom detached house, set in a private and rural location, situated on the hillside with stunning views overlooking the open countryside and beyond. The house is set in approximately 6.6 acres or thereabouts of paddocks and gardens, with excellent access to main roads to Welshpool, Oswestry or Chester.

The way the house is laid out makes it perfect for family life and entertaining. The house benefits from large light rooms with ample space, a magnificent glazed frontage and a fantastic opportunity for the buyer to put their own stamp on the property.

The current vendors have renovated the property to the highest standard while keeping some of its original characteristics. This property is not to be missed out on and a viewing is highly recommended!

Agents Note: Dol Y Neuadd has not got a Rural Enterprise Restriction on it. Please call the agents for further details.

Wooden oak front doors, with glazed side screens gives access to...

LARGE OPEN ENTRANCE HALL

With high ceiling, glazed and oak windows overlooking the surrounding countryside, ceramic tiled flooring, stair case leading to first floor. Entrance hall gives access to...

KITCHEN/ BREAKFAST ROOM

23'9" x 11'11"

With original Kenton Jones dark wood kitchen, ceramic floorings, Aga housed in the original brick surround, exposed timber beams. Doorway from kitchen gives access to inner hallway.

DOWNSTAIRS WC

Newly fitted downstairs cloakroom with low level flush WC and hand wash basin.

From inner hallway door gives access to...

UTILITY ROOM

11'6" x 6'0"

With ceramic tiled flooring, plumbing for washing machine and door giving access to the garage.

From the kitchen/ breakfast room archway leads through to...

SNUG

11'8" x 10'6"

With inset log burner with wooden beam above, ceramic flooring, windows to the front and side overlooking the beautiful surrounding countryside.

SITTING ROOM/ DINING ROOM

36'6" x 25'0"

The open plan living space makes this property ideal for families and entertaining. Original brick fire place, exposed beams, French doors leading out onto patio area.

From the entrance hall stairs lead up to the landing area giving access to family bathroom and bedroom accommodation...

BEDROOM ONE

12'8" x 13'8"

With windows to the side and front of the house, built in wardrobing space, door to...

JACK & JILL ENSUITE

With tiled flooring, walk in shower, low level flush WC, built in wash hand basin with cupboards under.. Second doors leads through to...

BEDROOM TWO

11'5" x 10'1"

With windows to the side and rear, new carpets and radiator.

FAMILY BATHROOM

With three piece white suite comprising: Panelled bath with shower over head, wash hand basin, low level flush WC, panelled sheeting to two walls, mirror with light and demister.

BEDROOM THREE

10'5" x 10'10"

With window overlooking gardens and surrounding countryside, built in wardrobing. Doors to...

ENSUITE

With walk in shower, original low level flush WC, original wash hand basin, tiled splash to three walls and oak flooring.

BEDROOM FOUR/ OFFICE

8'1" x 11'6"

With window overlooking rear patio area, radiator and walk way through to...

BEDROOM FIVE

13'1" x 21'2"

Large fifth bedroom with restricted head height, windows to the side and rear, built in wardrobing space.

GARAGE

Single attached garage with up and over roller doors, window to the rear and door giving access to the main house.

OUTSIDE

To the side and front of the property is a well maintained garden, surrounded by mature hedging. To the rear of the house is a concrete patio area, ideal for a Summer BBQs and eating outside.

The property is accessed over a cattle grid enclosed by brick walls either side. There is ample parking and turning area to the front of the property.

Dol Y Neuadd has an exciting opportunity for someone looking at establishing a tourism business. This property has planning in for two Hobbit Huts to be erected in the orchard behind the property.

Reference Number: 21/0176/FUL Please get in touch with the agents for further information.

THE LAND

The property benefits from being set in approximately 6.6 acres of pastureland which includes the area for the Hobbit Huts and one paddock which is ideally suited for smallholding use, being excellent grass growing pasture.



Local Authority: Powys County Council

Council Tax Band: F

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:

From Welshpool take the A458, turn left onto the B4385. Before the Church take the right hand turn where you can see the house from the main road. Carry on up the road where Dol Y Neuadd is situated on the right hand side.

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 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.