



Roger  
Parry  
& Partners

Dol Yr Heol

New Mills, Newtown, Powys, SY16 3NR

# DOL YR HEOL

NEW MILLS • NEWTOWN • SY16 3NR

Guide Price as a whole: £790,000

- Detached 3 bedroom house
- Range of modern outbuildings
- Grassland extending to 18.51 acres (7.49 ha)
- Broadleaf woodland extending to 4.67 acres (1.89 ha)

Roger Parry & Partners have been favoured to market this delightful smallholding comprising a beautifully presented three bedroom house, useful modern outbuildings, 18.51 acres (7.49 ha) of grassland and 4.67 acres (1.89 ha) of woodland, extending as a whole to 23.60 acres (9.55 ha) or thereabouts. The land is in good heart throughout with boundary fences in excellent condition and have been well maintained. The property is suitable for a range of uses including agriculture, equestrian and amenity.

*Newtown: 7.9 miles • Welshpool: 11.3 miles  
(measurements are approximate)*

Further land available by separate negotiation.







### THE FARMHOUSE

A beautifully presented farmhouse with character features throughout. The house has been lovingly renovated throughout the time that the current owners have owned the property to make it the perfect family home.

There is a large gravelled parking area to the side and rear of the house. The property benefits from a large lawned and shrubbed garden with slabbed patio area.

### ACCOMMODATION COMPRISING:

#### GROUND FLOOR

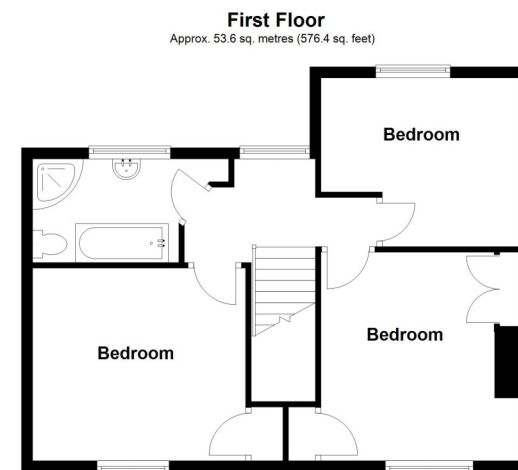
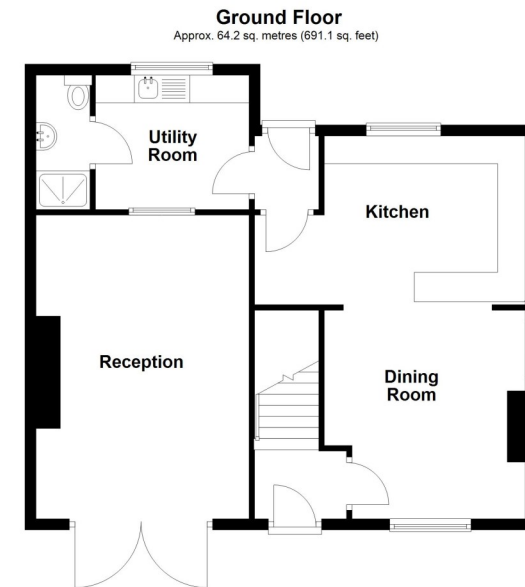
Kitchen/ Dining room  
 Reception room  
 Utility room  
 W/C

#### FIRST FLOOR

Bedroom 1  
 Bedroom 2  
 Bedroom 3  
 Family bathroom

### Floor Plan

*(For illustration purposes only—not to scale)*

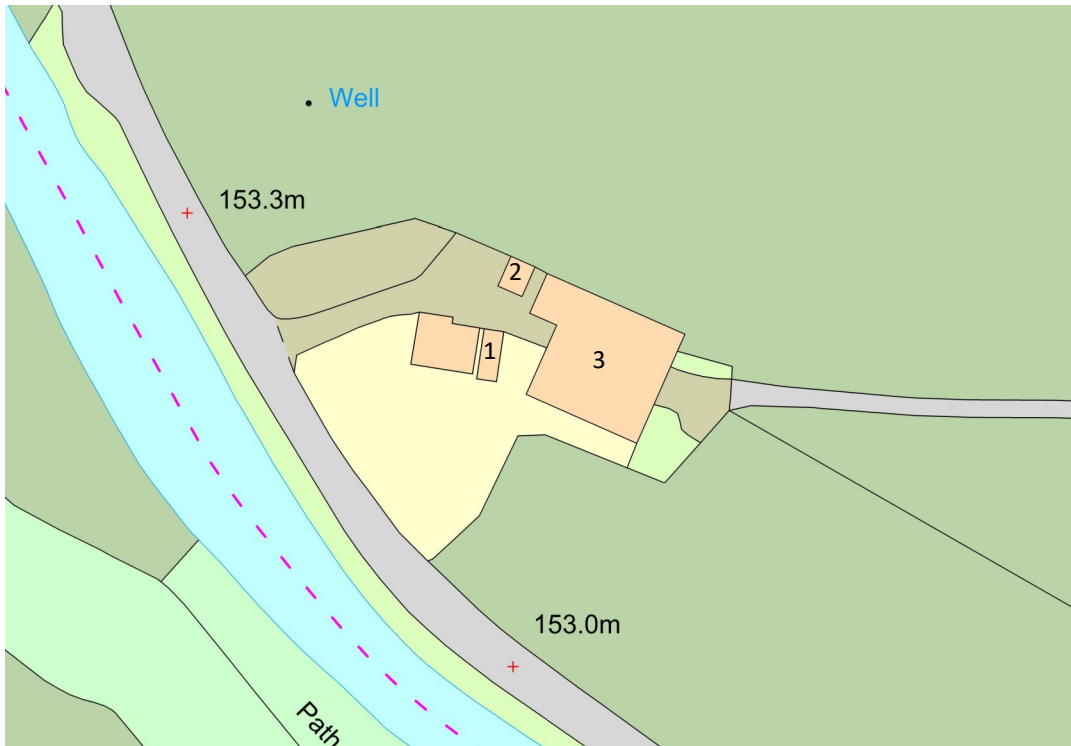


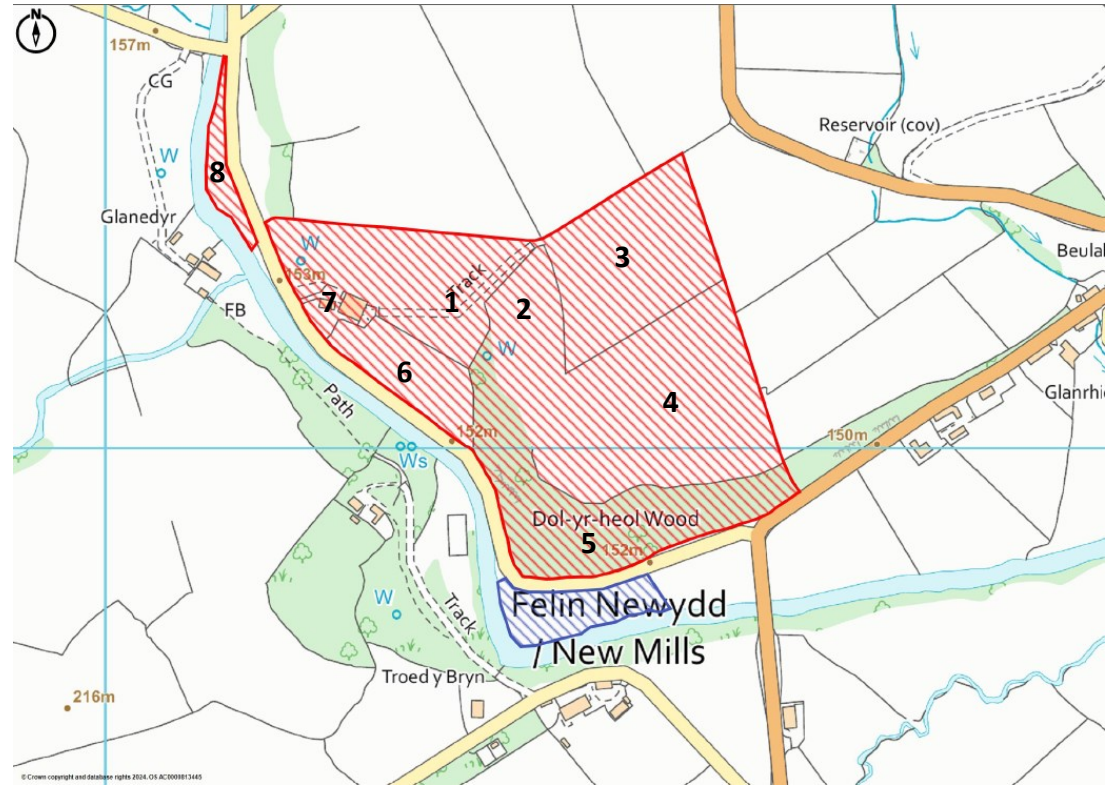


## FARMYARD AND BUILDINGS

The buildings are set in a concrete yard and include (all measurements are approximate):

1. *Garage* (7.56m x 3.00m) - constructed of brick walls under slate roof
2. *Log Store* (3.86m x 4.88m) - Constructed of steel portal frame with corrugated sheeting roof and walls.
3. *Livestock Building* (18.43m x 11.55m) *with lean-to* (23.02m x 6.70m) - constructed of steel portal frame with brick and corrugated sheeting walls under a corrugated sheeting roof.





Field Number	Size (ha)	Size (acres)	Description	
1	SJ0901 2513	1.6	3.95	Grassland
2	SJ0901 3508	0.73	1.80	Grassland
3	SJ0901 4515	1.62	4.00	Grassland
4	SJ0901 4704	2.59	6.40	Grassland
5	SJ0900 3596	1.89	4.67	Woodland
6	SJ0901 2706	0.71	1.75	Grassland
7	SJ0901 0923	0.24	0.59	Grassland
8	SJ0901 1912	0.17	0.42	Yard
<b>Total</b>		<b>9.55</b>	<b>23.60</b>	

## SERVICES

Mains Electricity

Mains Water

Septic Tank Drainage (Biodisc treatment plant will be installed prior to completion)

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.





# What3words:

///practical.invented.tallest

## Viewing arrangements

Viewings to be carried out by appointment with the  
Selling Agent only.

## For further details contact:

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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.