







Bausley Chapel, Crew Green, Powys, SY5 9BN  
Asking Price £350,000

This delightful converted chapel enjoys far reaching countryside views and is sat on a plot of approx 0.989 acre (0.400 hectare) including a sloping paddock. With open plan kitchen/sitting room with log burner and an impressive bathroom with free standing bath.





**DESCRIPTION**

Bausley Methodist Chapel was constructed in 1875 and later converted and extended to provide a stunning one bedroom property. The kitchen has integrated appliances and a breakfast bar and the living room has a log burner to warm those chilly winter evenings. Outside there is a small garden to the rear and a patio entertainment area to the front makes the most of the stunning far reaching views. There is a large area of grass which leads to the sloping paddock with road access. There is potential to extend- subject to the normal permissions.

**ENTRANCE**

Wooden front door to:

**SITTING ROOM/KITCHEN**

5.28m x 6.17m (17'4" x 20'3")

**SITTING ROOM**

Staircase to first floor with cupboard under, dual aspect with double glazed windows to front and rear, tiled floor, feature tiled hearth with log burner and opening to:

**KITCHEN**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards with lighting under, display shelving and plate holder, integrated fridge, Bosch oven and induction hob with stainless steel extractor hood over. Breakfast bar with cupboards under, slimline dishwasher, black circular sink with mixer tap, tiled floor, double glazed window giving countryside views, pitched ceiling with double glazed Velux window and exposed beams. Built in seat/shoe rack and benching.

**REAR HALLWAY**

Tiled floor, wood and glazed doors and side screens to the front and rear, 2 built in cupboards and opening to the sitting room/kitchen.

**BATHROOM**

2.39m x 2.29m max (7'10" x 7'6" max)

White suite comprising free standing claw foot bath with mixer tap and shower attachment, vanity wash hand basin with cupboards under and tiled splashback, low level W.C., heated towel rail, tiled floor and feature shaped window to the front with countryside views.

**CLOAKROOM/ UTILITY CUPBOARD**

With wall mounted wash hand basin with tiled splashback, tiled floor, and built in shelving. (There was a toilet but this has been removed and capped off)

**FIRST FLOOR****BEDROOM**

5.28m x 3.66m (17'4" x 12')

With pitched roof and exposed beams and double glazed Velux window with countryside views.

**OUTSIDE****FRONT**

Gate to generous gravel parking and turning area. Paved path to the entrance. Patio entertainment area enjoying lovely countryside views. Outside light. Across from the parking area is a large area which is laid to lawn and slopes down to the paddock and is bounded by fencing. Metal storage container. Gate to:

**PADDOCK**

Gate leads to the sloping paddock which is bounded by fencing.

**REAR**

Laid to lawn with a fence to the boundary. Oil fired central heating boiler.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water are connected. Oil central heating-underfloor heating on the ground floor. Septic tank. We would recommend this is verified during pre-contract enquiries.

Mobile Service: Likely

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

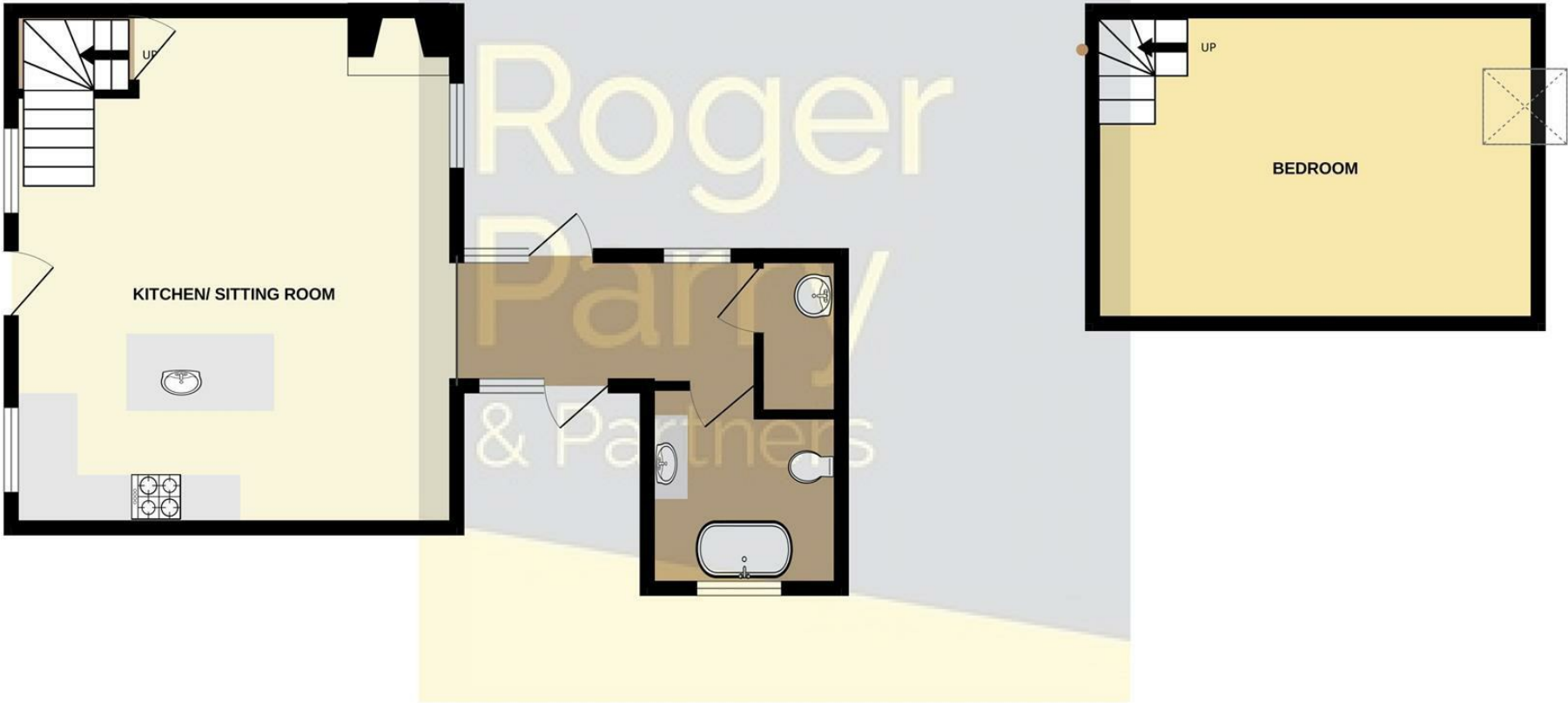
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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**Local Authority:** Powys County Council

**Council Tax Band:** D

**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:

On entering Crew Green turn towards the school and continue up the hill where Bausley Chapel will be found 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.