



Roger  
Parry  
& Partners

Clematis Old School Road, Guilsfield, SY21 9NQ



Clematis Old School Road, Guilsfield, SY21 9NQ  
Asking Price £230,000

This Grade II listed 3 bedroom, 3 reception detached house needs complete refurbishment and updating. Situated in the sought after village of Guilsfield there is a garage and generous gardens of approx 0.198 acres (0.080 hectares) . NO ONWARD CHAIN.



**DESCRIPTION**

Clematis Cottage, a detached brick three bedroom cottage, built in 1810 as one of number of additions to the centre of the village by the Garth Estate, as is evidenced by its Coalbrookdale Georgian windows which others have. It was originally called The Post House and was a toll house for the Arddleen Road. It was Grade 2 listed in 1981 together with others of its neighbours in the circle around St Aelhaeran's Church, a medieval church which is Grade 1 listed itself. Its listing refers to the significance of its place in the circle of other houses. Its interior retains the original hob and one original bedroom fireplace. It has been occupied since 1934 by the family of the current owners who bought it from the Garth Estate when it was split up after WW2. It was modernised by them in 1951 with a back extension kitchen and bathroom being added. Its electric wiring was redone in 2020. Its large garden contains a number of fruit trees including a large species tree which was identified and named in 2019.

**PORCH**

Wooden door to the front and door to:

**LIVING ROOM**

13'6" x 9'10" (4.11m x 3.00m)

Original quarry tiled floor, exposed beams, door and staircase to first floor and doors to kitchen and living room. Original range which is also Grade II listed.

**SITTING ROOM**

10' x 13'6" (3.05m x 4.11m)

Windows to front and side, tiled fireplace with open grate and doors to kitchen and living room.

**STUDY**

13' x 8'11" (3.96m x 2.72m)

(Maximum measurements, irregular shaped room)  
window to side, original quarry tiled floor.

**KITCHEN**

9' x 15'7" (2.74m x 4.75m)

Quarry tiled floor, one and a half bowl stainless steel sink with mixer tap under a window overlooking window to the rear, window to side, plumbing and space for a washing machine.

**LANDING**

Original exposed oak floor boards, hatch to loft, windows to rear and side.

**BEDROOM ONE**

8'10" x 13'3" (2.69m x 4.04m)

(Maximum measurement, irregular shaped room)

Windows to front and side and original exposed oak floor boards.

**BEDROOM TWO**

9'7" x 13'3" (2.92m x 4.04m)

Original tiled fireplace, window to front and original exposed oak floorboards.

**BEDROOM THREE**

9'6" x 10'10" (2.90m x 3.30m)

Original oak exposed floor boards, original listed fireplace with open grate and cupboard to side.

**BATHROOM**

Pedestal wash hand basin, bath, window to rear and airing cupboard with tank and slatted shelving.

**W.C.**

Low level W.C. and window to the rear.

**OUTSIDE**

Off road parking, timber framed outbuilding on original foundations (we have been advised by the vendor that this shed is lined with asbestos), Further small outbuilding (we have been advised by the vendor that this shed is entirely asbestos), over grown gardens laid to lawn.

**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, water and drainage services are connected. Heating is open fire and the oil flued Rayburn heats the water. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 4 Mbps & superfast 80 Mbps. Mobile Service: EE Likely

**FLOOD RISK:** Flooding from rivers; very low, flooding from the sea; very low, flooding from surface water and small watercourses: low risk.

**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.

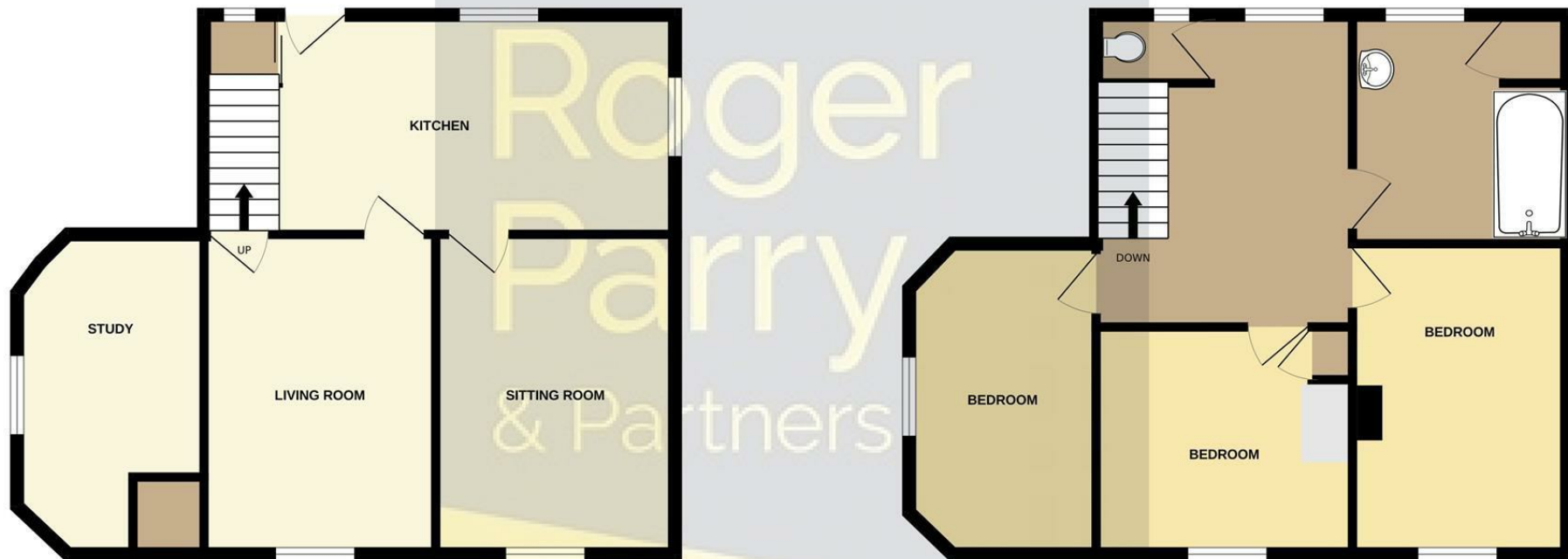
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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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:** G

**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 A490 towards Meifod for approx 2½ miles turning right to the village of Guilsfield. On entering the village continue past the school and the property can be found on the corner of School Road.

### **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 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.