



Roger
Parry
& Partners

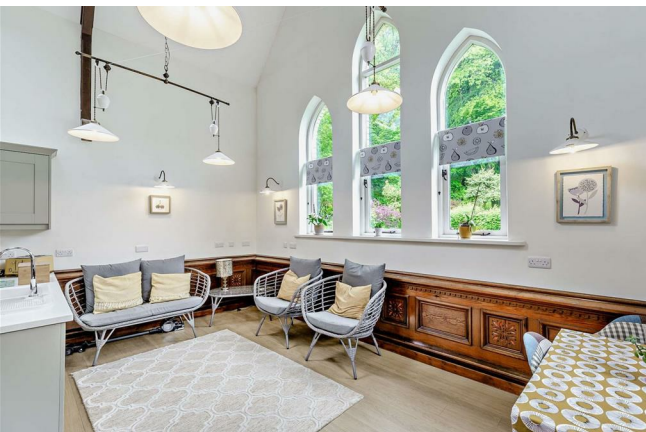
Rose Chapel, Bwlch-Y-Ffridd, Newtown, SY16 3HX



Rose Chapel Bwlch-Y-Ffridd, Newtown, SY16 3HX
Offers Over £500,000

NEW VIRTUAL TOUR

A superb, stylish converted 19th Century Chapel and School Room in the hamlet of Bwlch y Ffridd, but within easy access of Newtown and Welshpool. Combining original features and contemporary fittings this truly unique home offers modern day comfort with 4 BEDROOMS, 3 BATHROOMS and 3 RECEPTIONS, along with a stunning lounge/dining room and impressive kitchen/breakfast room. With detached garage and off road parking for 3 cars.





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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DESCRIPTION

The property has been converted to a high specification retaining as many original features as possible by blending the old characterful façade with its high arched windows and stone elevations with a modern interior ideal for 21st century living. The property has been transformed into a superb and stylish home with light and airy accommodation spanning over 260m² arranged over two floors. The accommodation is characterized by high ceilings, open plan spaces and original stone windows and period features. Despite the size of this property it is very economical with low running costs.

Nestled in a picturesque setting, this property offers a multitude of different walks with its scenic bridle paths and woodland trails just a leisurely stroll away. Immerse yourself in the vibrant community life, as the nearby community hall hosts a plethora of activities, all within a convenient 5-minute drive. For everyday conveniences, the small town of Caresws, located less than 4 miles away by car, boasts a range of amenities including hairdressers, a doctor's surgery, and an award-winning fish and chip shop. Delve into the rich Roman history of the area, enjoy fishing excursions, and revel in the sense of connectivity that this thriving community offers.

ENTRANCE PORCH

With feature patterned tiles and double wooden doors leading to:

ENTRANCE HALL

12'7" x 11'2" (3.84m x 3.41m)

An impressive entrance with central staircase to the first floor, wood effect flooring, coving to ceiling and LED inset ceiling lights,

SNUG

12'7" x 9'4" (3.84m x 2.86m)

Dual aspect with feature arched window to the front and a window to the side, wood effect flooring and LED inset ceiling lights.

LOUNGE/DINING ROOM

21'11" x 29'1" (6.69m x 8.89m)

A stunning room with 2 full height windows to the side aspect allowing light to flood the room, feature dado rail with wood from the original chapel, coved ceiling, glass pendant and matching wall lights, step and double doors to:

KITCHEN/BREAKFAST ROOM

17'2" x 24'2" (5.25m x 7.39m)

A impressive room with modern fitted kitchen having base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboard, tall storage cupboards, pull out larder units, central island with twin fridges and cupboards with pull up power and USB sockets, integrated dishwasher (installed May 2024- with a 2 year guarantee), Range style cooker with 6 hot plates, double oven and proving draw and extractor hood over, white ceramic one and a half bowl sink with integrated waste disposal unit, original wooden door to entrance porch and opening to:

BREAKFAST AREA- A lovely bright space with full height vaulted cathedral ceiling with 5 feature arched windows giving views over the garden towards woodland beyond and a double glazed Velux window, feature wood panelling from the original chapel to dado height, exposed beam, wood effect flooring and door to:

REAR HALLWAY

Wood effect flooring, hatch to loft and door to shower room and:

UTILITY ROOM

12'3" x 6'6" (3.74m x 2.0m)

Fitted with base cupboards with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, further appliance space, wood effect flooring, double glazed window to the rear with views towards woodland, built in double cupboard and wood and glazed door to the rear garden.

DOWNSTAIRS CLOAKROOM WITH ADDITIONAL SHOWER

Modern white suite comprising low level W.C., pedestal wash hand basin with mixer tap, fully tiled shower cubicle, tiled floor and double glazed Velux style window.

STUDY/BEDROOM 5

12'6" x 8'6" (3.83m x 2.61m)

Feature arched window to the front aspect, wood effect flooring and LED inset ceiling lights.

FIRST FLOOR GALLERIED LANDING

A lovely galleried landing with feature arched windows to the front aspect letting light flood in with original chapel pew below, 2 radiators, sun tube and hatch to loft with pull down ladder - part boarded with power and light. Double doors to the mezzanine.

BEDROOM 1

14'4" x 17'5" (4.39m x 5.33m)

Lovely bright and spacious room with a feature arched window, double glazed Velux window and original arched stained glass window to the side. Built in triple wardrobe and 2 further built in cupboards in recess, 2 radiators and coved ceiling. Door to:

EN SUITE BATHROOM

9'6" x 8'3" (2.9m x 2.53m)

Modern white suite comprising pedestal wash hand basin with mirror above lit by fixed wall lights, panel bath with mixer tap and shower attachment, low level W.C., fully tiled shower cubicle, shaver socket, LED inset ceiling lights, radiator/heated towel rail and double glazed window overlooking the rear garden towards woods beyond.

BEDROOM 2

13'1" x 9'9" (4.01m x 2.98m)

Feature arched window to the side aspect, double glazed Velux window, radiator and LED inset ceiling lights.

BEDROOM 3

11'10" x 9'5" (3.63m x 2.88m)

Double glazed window to the rear with views towards woodland, radiator and LED inset ceiling lights.

BEDROOM 4

7'6" x 9'9" (2.3m x 2.98m)

Feature arched window to the side aspect, double glazed Velux window, radiator and LED inset ceiling lights.

BATHROOM

Modern white suite comprising panel bath with mixer tap and shower attachment, separate fully tiled shower cubicle, low level W.C., pedestal wash hand basin with mirror lit from above, light and shaver socket, part tiled walls, LED inset ceiling lights, sun tube and built in cupboard with sliding door.

MEZZANINE

17'3" x 8'4" (5.27m x 2.56m)

A lovely space enjoying views over the breakfast room towards the gardens and woodland beyond, a range of built in cupboards and shelving, exposed beams and double glazed Velux window.

OUTSIDE**FRONT**

Double gates, wrought iron railings and a curved stone wall lead to a paved pathway to the entrance porch. The generous front gardens are laid to lawn with raised flower and shrub beds, paved patio area and gate to the rear gardens.

REAR

Securely fenced all the way around, a mixture of lawn, mature boarders, raised beds, 2 patio areas which are ideal for outside entertainment. The garden also includes a large shed and benefits from outside tap and exterior electrical sockets.

GARAGE

a short distance away from Rose chapel is a detached garage, which has been sympathetically restored with original oak beams and 200-year-old cobbled floor. Twin doors. There is parking for 3 cars outside the garage, with no restrictions for a caravan/motorhome.

OFF ROAD PARKING

Further community parking is available opposite the Chapel.

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. Oil central heating via Worcester boiler with underfloor heating with newly installed digital thermostats to downstairs rooms. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 2 Mbps & Superfast 80 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers-Risk greater than 3.3% chance each year

Flooding from the sea - Very Low Risk

Flooding from surface water and small watercourses - Risk between 1% and 3.3% chance each year. Please note this area has no recorded flooding.

COUNCIL TAX BANDING

We understand the council tax band is G. 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.

AGENTS NOTE

As the selling agent we have been advised by the current vendors that all the velux windows in the bedrooms are electric and operated by individual remote controls and have integrated rain sensors and all have electrically operated blinds.

LOCAL INFORMATION

Schools

Primary school 3.6 miles

High School 6.1 miles

Doctor surgery

4.2 miles

Dentists

Newtown/ Welshpool

Places of interest/ activities

1.3 miles away -Gregynog Hall is a 750 acre estate in the heart of Wales filled with history, culture, nature and stories. Walk or drive from the chapel. Full calendar events to explore.

Cambrian Mountains - 11 miles. Wonderful scenic drives, walks, cycling.

8.4 miles Mid Wales Art Centre - art exhibitions, coffee shop, sculpture/ art courses

5.4 miles - Oriel Art Gallery, exhibitions, various courses

22 miles - Clwydog reservoir, fishing, sailing club, water activities

5 miles Newtown
The Regent Cinema
Ten Pin Bowling Alley
Leisure centre with swimming pool
Cafes/ Restaurants
Various festivals throughout the year
Tesco, Morrisons, Lidl, Aldi
FREE 1 hr parking in high street SUN free all day

Coastal towns

Aberystwyth
Barmouth
Aberdifi

All within 1hr.10 mins from Bwlch y Fridd

Snowdonia
26 miles

Shrewsbury
37 miles



Local Authority: Powys County Council

Council Tax Band: G

EPC Rating: C

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:

Leave Newtown along the Milford Road. Pass through Aberhafesp and take the turning right after half a mile for Bwlch y Ffridd. Proceed into the hamlet and the chapel will be clearly seen on the left hand side. The garage is found a little further on the left 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.