





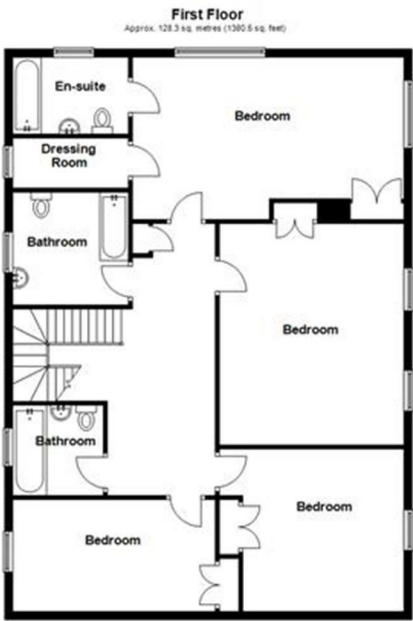
Haim House, Penrhos, Llanymynech, Powys
Guide Price £625,000

A spacious 4 bedroom detached house set in beautiful lawned and shrubbed gardens with paddock/orchard to the rear. The property extends as a whole to 3.75 acres (1.52 ha). Haim House has a secluded feel but with the benefit of being in easy access from the A483 trunk road. The property is subject to an Agricultural Occupancy Restriction.





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



Total area: approx. 353.5 sq. metres (3805.1 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotography.com. Direct Dial 01793 208 007.
Plan produced using PlanIt.

RECEPTION HALL

LIVING ROOM

25'5" x 18'11" (7.76m x 5.77m)

SNUG

13'1" x 16'4" (4.00m x 5.00m)

DINING ROOM

17'10" x 16'4" (5.45m x 5.00m)

KITCHEN

16'4" x 13'1" (5.00m x 3.99m)

PANTRY

6'2" x 7'1" (1.89m x 2.16m)

BOILER ROOM

W/C AND CLOAKROOM

7'3" x 6'10" (2.23m x 2.09m)

OFFICE

9'0" x 9'1" (2.76m x 2.79m)

UTILITY

6'2" x 4'0" (1.89m x 1.23m)

FIRST FLOOR LANDING

DOUBLE BEDROOM

16'4" x 9'1" (4.98m x 2.77m)
with storage cupboard

AIRING CUPBOARD

BATHROOM

6'2" x 9'0" (1.89m x 2.76m)

BATHROOM

7'3" x 7'2" (2.23m x 2.20m)

DOUBLE BEDROOM

17'4" x 12'11" (5.30m x 3.96m)
with storage cupboard

DOUBLE BEDROOM

12'7" x 12'11" (3.86m x 3.96m)
with storage cupboard

DOUBLE BEDROOM

19'10" x 12'9" (6.05m x 3.89m)
with ensuite, cupboard and walk in wardrobe

DOUBLE GARAGE WITH LINKED DRIVE THROUGH CAR PORT

OUTSIDE

The property is accessed via a brick pillared and walled grand entrance, with a tarmacadam drive leading to a brick floored turning area in front of the property. The property benefits from a large lawned garden with shrubbed areas, together with a matching brick/slate outhouse and adjoining greenhouse. There is a lovely orchard in the paddock to the rear which can be accessed via the garden or via a gate from the adjacent lane.

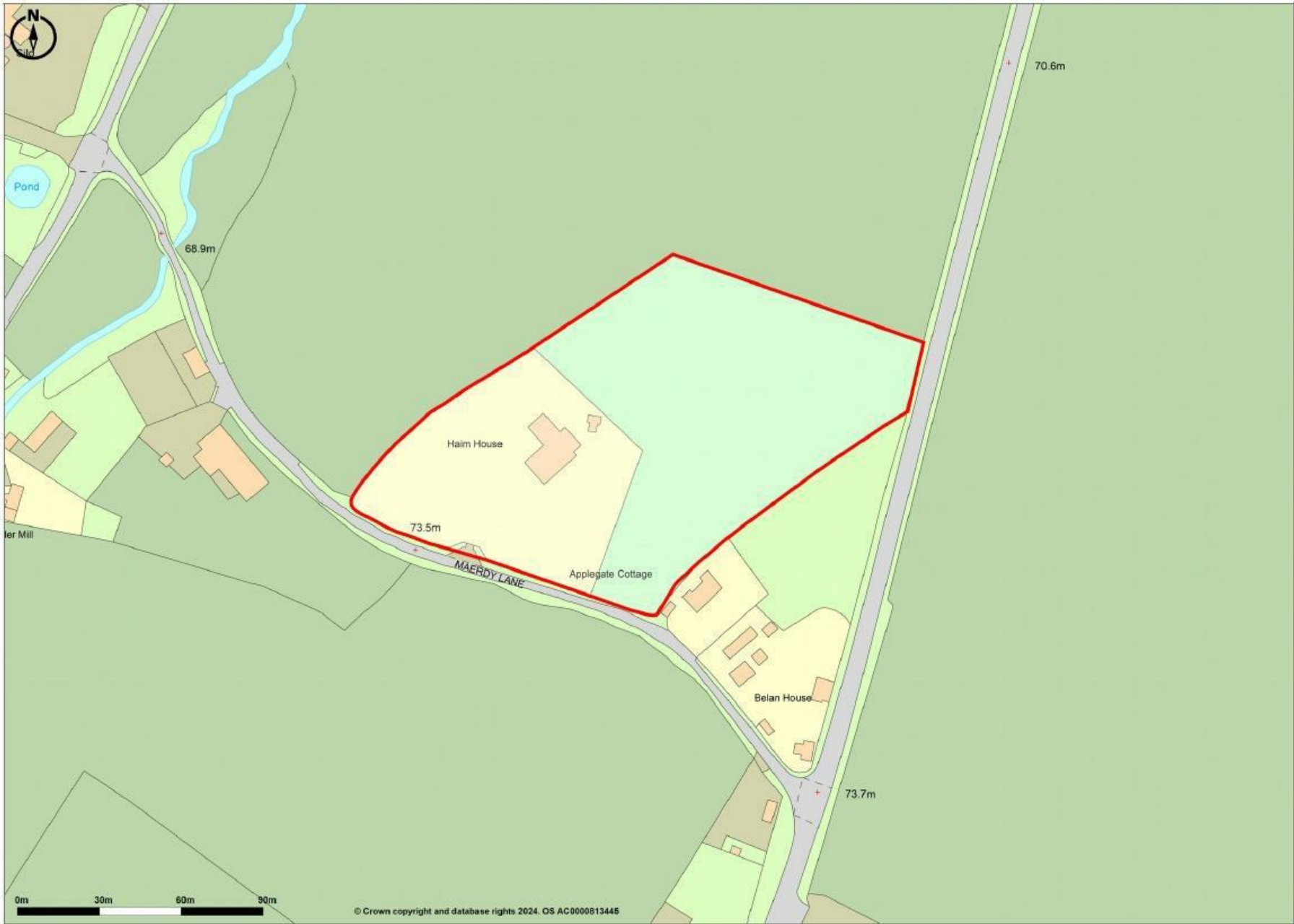
AGENT NOTES

The property is subject to an Agricultural Occupancy Restriction.

SERVICES

Mains electricity
Mains water
Mains drainage
Oil Central Heating

Map
(Not to Scale)



Local Authority: Powys

Council Tax Band: H

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:

What3words: ///dozens.instance.gala

Viewing arrangements

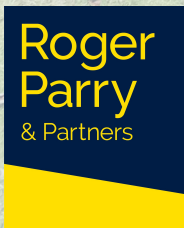
Viewing of the property is strictly by appointment only through:

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 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.