





Solitude, Aberhafesp, Newtown, SY16 3HS  
£625,000

This imposing 6 bedroom detached house enjoys far reaching countryside views and has an impressive kitchen/dining room, 3 receptions, en suite, bathroom and shower room and grounds extending to approx 4 acres. Detached games room with store above.

**\* SUBJECT TO A RURAL ENTERPRISE RESTRICTION\***

Potential opportunity to rent. Please contact our Welshpool office for more information.



**ENTRANCE PORCH**

Wood and glazed stable door and window to:

**ENTRANCE HALLWAY**

With wooden flooring and staircase to the first floor.

**STUDY**

With built in desk unit and shelving, wooden floor and window to the rear aspect.

**SITTING ROOM**

Dual aspect with two windows to the front and a window to the rear aspect, wooden flooring, fireplace with wood burner and slate hearth glazed and double doors to:

**SUN ROOM**

Triple aspect and enjoying views over the surrounding countryside, tiled floor and French doors to the side.

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, integrated fridge, dishwasher and Rangemaster stove with 5 ceramic hobs, 2 ovens and extractor hood over, stainless steel double drainer sink with mixer tap, part tiled walls. Triple aspect with French doors to the front and tiled floor .

**WALK IN LARDER**

With built in shelving, tiled floor and appliance space.

**UTILITY/BOOT ROOM**

With wooden work surface with appliance space under, white Belfast sink with mixer tap, tiled floor, window and stable door to rear porch, hanging and shelf space and door to shower room and boiler cupboard.

**REAR PORCH**

Paved with outside socket.

**BOILER CUPBOARD**

Housing the oil fired central heating boiler and having useful storage space.

**SHOWER ROOM**

Modern suite comprising low level W.C., pedestal wash hand basin with mixer tap, shower cubicle and window to the side.

**GALLERIED LANDING**

With wooden flooring, window to side, airing cupboard with 2 tanks and slatted shelving and staircase to second floor.

**BEDROOM ONE**

Built in double wardrobe, radiator, wooden flooring and window to the front aspect. Door to:

**EN SUITE SHOWER ROOM**

Modern suite comprising low level W.C., shower cubicle and pedestal wash hand basin, fully tiled walls and floor, shaver socket and window to side.

**BEDROOM TWO**

A dual aspect room with windows to the front and side, radiator and wooden flooring.

**BEDROOM THREE**

Window to the rear, wooden flooring and radiator.

**BEDROOM FOUR**

Window to the front, wooden flooring and radiator.

**BATHROOM**

Modern suite comprising low level W.C., panel bath and separate shower cubicle and pedestal wash hand basin, fully tiled walls and floor, radiator and window to side.

**SECOND FLOOR LANDING**

Velux style window, wooden flooring and double cupboard with slatted shelving.

**BEDROOM FIVE**

Dual aspect with window to side and Velux style window to the rear and wooden flooring.

**BEDROOM SIX**

Dual aspect with window to side and two Velux style windows to the rear and wooden flooring.

**OUTSIDE**

Double gates lead to a large parking and turning area. Laid to lawn with decked seating area and 2 paved patios and flower and shrub beds. The gardens enjoy enviable views across open countryside. There will be approximately 4 acres of adjacent land included with the sale. (1.618 hectares)

**GAMES ROOM**

Boarded to walls and ceiling and window and door to the front. External staircase to the side leads to a STORE ROOM above- sloping ceiling.

**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. Drainage via a Titan Bio Disk sewerage treatment plant. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 6 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low. Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Very Low.

**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.

**RURAL ENTERPRISE CONDITON**

"The occupancy of the dwelling shall be restricted to those:

- a. solely or mainly working or last working on a rural enterprise in the locality where there is/was a defined functional need; or if it can be demonstrated that there are no such eligible occupiers, to those;
  - b. who would be eligible for consideration for affordable housing under the local authority's housing policies: or if it can be demonstrated that there are no persons eligible for occupation under either (a) and (b);
  - c. widows, widowers or civil partners of the above and any resident dependants."
-

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

 <p><b>Ground floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	
 <p><b>Floor 2</b> Building 1</p>	 <p><b>Ground floor</b> Building 2</p>	<p><b>Approximate total area<sup>(1)</sup></b></p> <p>3026.38 ft<sup>2</sup> 281.16 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>132.38 ft<sup>2</sup> 12.3 m<sup>2</sup></p>
 <p><b>Floor 1</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

**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:**

From Newtown take the B4568 signposted Aberhafesp, on passing through Aberhafesp village continue for approximately 1 mile and take the right hand fork. The property can be found on the right hand side after approx 1.4 miles.

### **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.