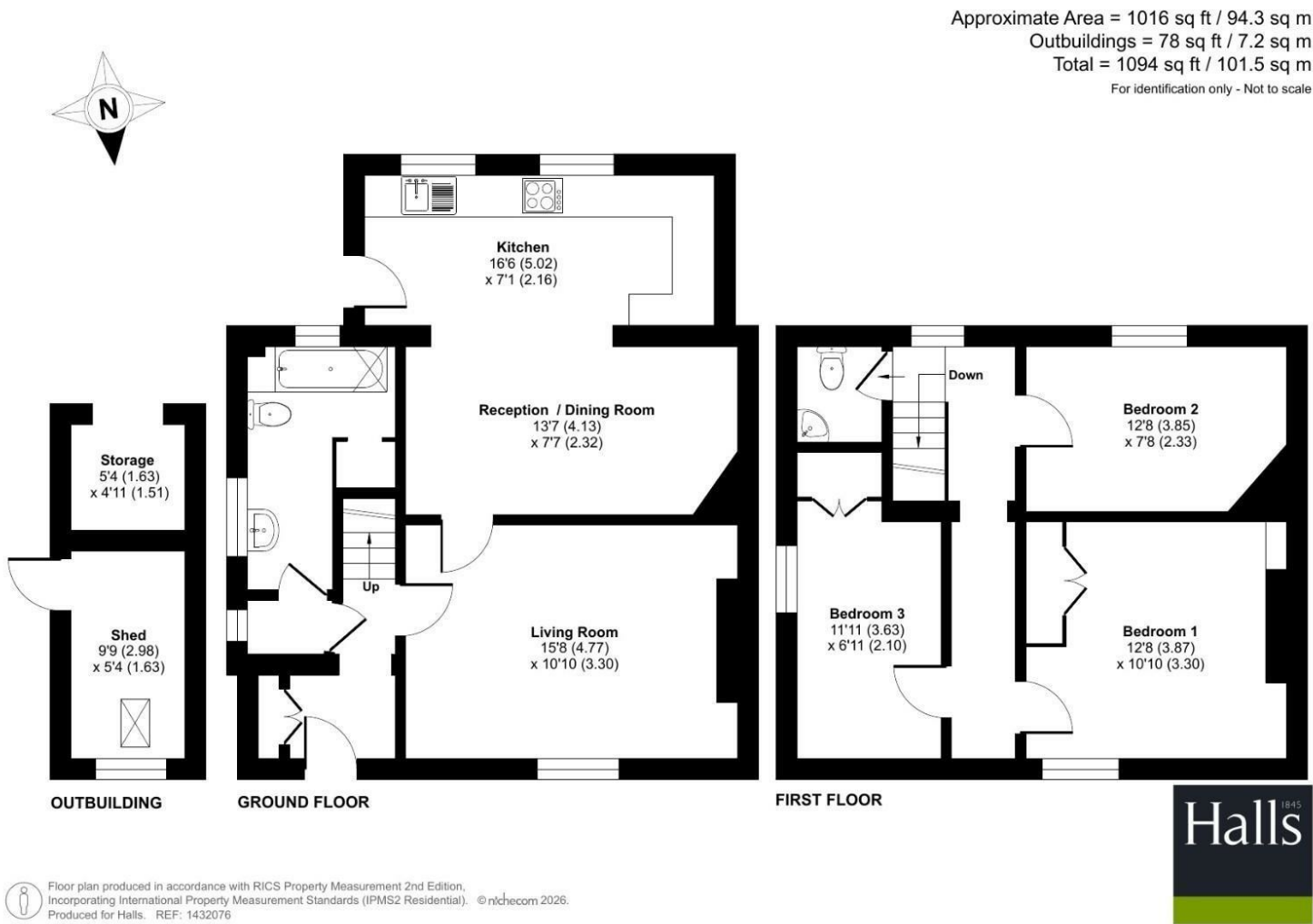


FOR SALE

4 The Pentre, Leighton, Welshpool, Powys, SY21 8HW

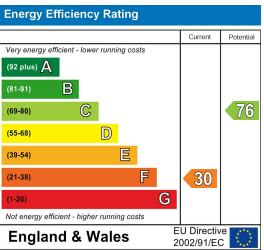


4 The Pentre, Leighton, Welshpool, Powys, SY21 8HW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls

01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



onTheMarket.com



APPROVED CODE
TRADING STANDARDS UK

Situated above Leighton and a former estate cottage this character property has been extended and refurbished, while still offering scope for further improvement. The layout comprises entrance hall, utility area, refitted bathroom, lounge with open fire, extended kitchen/dining room with inset stove a great family area, rear porch, landing W.C., three generous bedrooms. The property has electric heating, double glazing and lovely rural views and position backing onto the Leighton woodlands, The rear garden, richly planted has been divided into a number of different areas and has a kitchen garden, patio, small greenhouse, workshop, outbuilding and store. Access to the garden via steps and gates at the boundary.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01938 555552



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Characterful former estate cottage, extended and refurbished
- Spacious layout including entrance hall, utility area, and a refitted modern bathroom
- Cosy lounge featuring an open fire, perfect for relaxing evenings
- Large extended kitchen/dining room with inset stove, ideal for family living and entertaining
- Three generous bedrooms and a landing W.C. for convenience
- Attractive rural setting with scenic views, backing onto the Leighton woodlands, and a versatile rear garden with patio, kitchen garden, workshop, and outbuilding.

Composite entrance door leads into

Entrance Hall

Shelved storage cupboard, oak flooring, stairs off, panel door to bathroom, panel glazed door to

Lounge

Open fire with tiled insert and tiled hearth, double glazed window to front elevation, two wall mounted electric heaters, panel glazed door to Kitchen.

Bathroom

Plumbing and space for washing machine, wash hand basin, low level W.C., bath with shower over and screen, part tiled walls, tiled floor, electric radiator, loft access.

Extended Kitchen/ Dining Room

Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit, mixer tap, tiled floor, inset woodburning stove set on quarry tiled hearth with decorative timber surround, space for fridge and freezer, electric hob and oven, stainless steel extractor canopy, wall mounted electric heater, recess spotlights to Kitchen area, double glazed door to rear, leading to a rear porch with a stable door, which provides access to the courtyard area and rear garden.

Landing

Double glazed window to rear elevation, loft access with ladder, light and boarded storage area.

W.C.

Wall mounted wash hand basin, low level W.C., part tiled walls.

Bedroom One

Built in wardrobes, double glazed window to front elevation with views along the valley, shelved alcove with laminate floor covering.

Bedroom Two

Double glazed window to rear elevation, wall mounted electric heater.

Bedroom Three

Double glazed window to side elevation, built in wardrobe, airing cupboard and wall mounted electric heater

Externally

To the front, the property has a well-stocked front garden with pedestrian access to the front door, a side gate, and a courtesy light. To the rear, there are steps leading up to a paved patio seating area, well-stocked planted borders, a potting shed, pergola seating area, lawned area, kitchen garden, greenhouse, wood store, workshop, and herb garden, with rear access to the garden and house via steps and a gate at the rear boundary

Directions

Postcode for the property is SY21 8HW

What3Words Reference is portfolio.rinses.fittingly

Services

Mains electricity, water and electric central heating are connected at the property. Private drainage to septic tank, sole use. Property connected to Fibre broadband. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'D'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com