

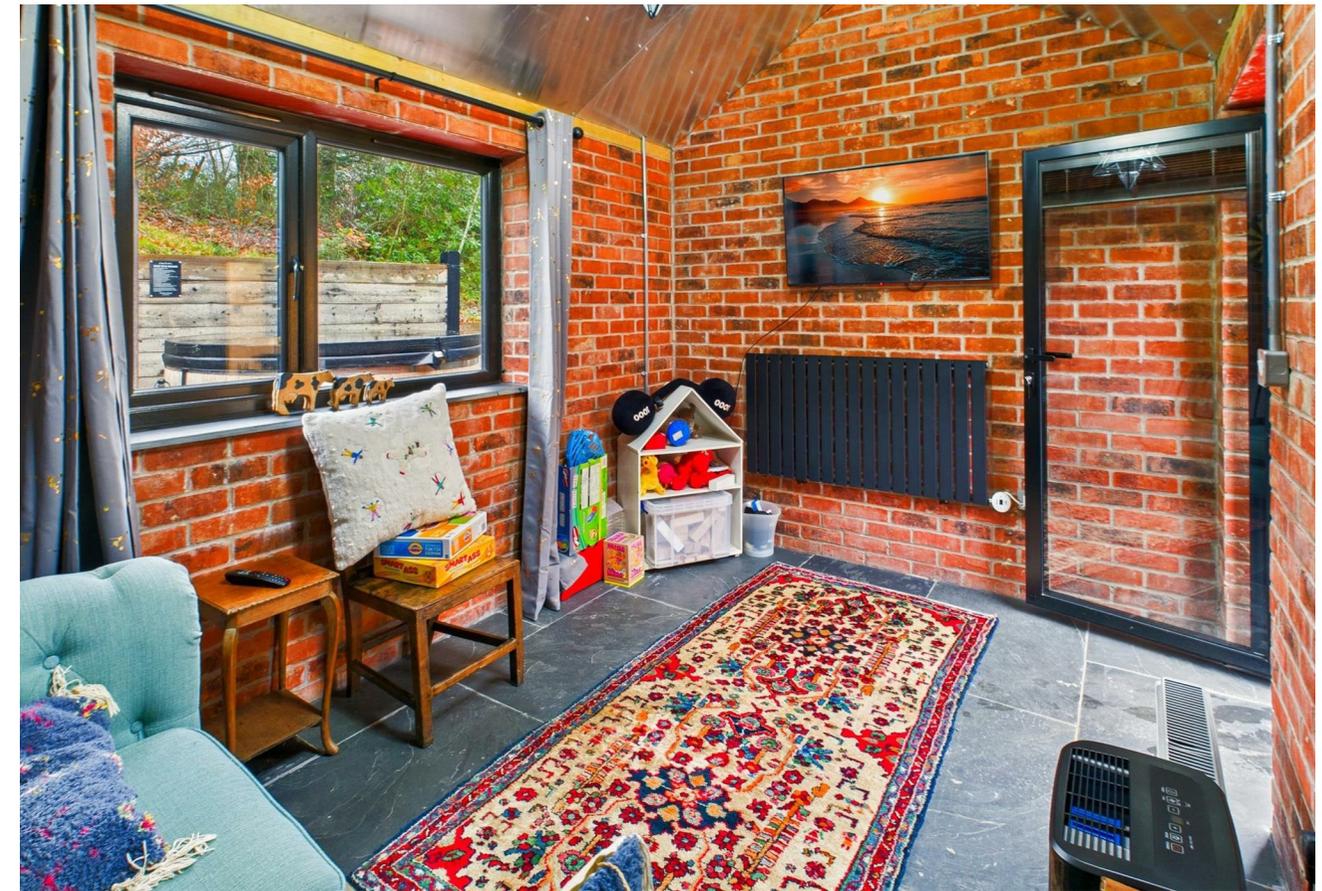




The Lodge, Bwlch Y Ffridd, Newtown, SY16 3HX  
£375,000

A much improved Grade II listed Victorian Lodge situated at the edge of Gregynog Hall estate. With 2 double bedrooms, sitting room and dining room with double sided log burner, kitchen and bathroom. There is an adjacent brock building with games room and utility room. NO ONWARD CHAIN.

**\*\* SEPERATE Paddock AVAILABLE BY SEPARATE NEGOTIATION \*\***



**ENTRANCE**

Wooden front door to:

**ENTRANCE HALL**

With quarry tiled floor and exposed brickwork. Wood front door to:

**SITTING ROOM**

Dual aspect with leaded light windows, quarry tiled floor, double sided fireplace with inset log burner and cupboards to one side, radiators and doors to the dining room and:

**BEDROOM**

With exposed wooden floor boards, radiator, window overlooking the side garden and original tiled fireplace.

**DINING ROOM**

Double sided fireplace to the sitting room with log burner and cupboards to the side, quarry tiled floor, radiator, door to the bedroom and internal window to:

**KITCHEN**

A modern fitted galley style kitchen with base cupboards and drawers with granite work surfaces over, matching eye level cupboards, display shelving, black ceramic sink and drainer with mixer tap, part tiled splashbacks, 4 ring electric hob with concealed extractor over, built in oven, dishwasher and fridge. Tiled floor, radiator, dual aspect windows and a stable door to the rear. Door to the bathroom.

**BEDROOM**

Dual aspect with views towards countryside, exposed wooden floorboards, radiator and tiled fireplace.

**BATHROOM**

Modern suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboards below, walk in shower cubicle with twin heads, fully tiled walls, heated towel rail and window to the rear.

**OUTSIDE****GAMES ROOM**

Tiled floor, electric radiator, feature exposed brickwork and window to the rear.

**UTILITY ROOM**

Worksurface with inset white sink with mixer tap, plumbing and space for

washing machine and further appliance space. Tiled floor, electric radiator, feature exposed brickwork and window to the rear.

**GARDENS**

Gate and block paved path to the front door with further block paved patio entertainment area, side garden is laid to lawn with hedge and fence to boundary. A path leads around side to the rear.

**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. We understand the Broadband Download Speed is: Standard 1 Mbps & Ultrafast 1800 Mbps. Mobile Service: Variable. We understand the Flood risk is: Very Low. Flooding from surface water and small watercourses: Risk greater than 3.3% chance each year. We would recommend this is verified during pre-contract enquiries.

**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.

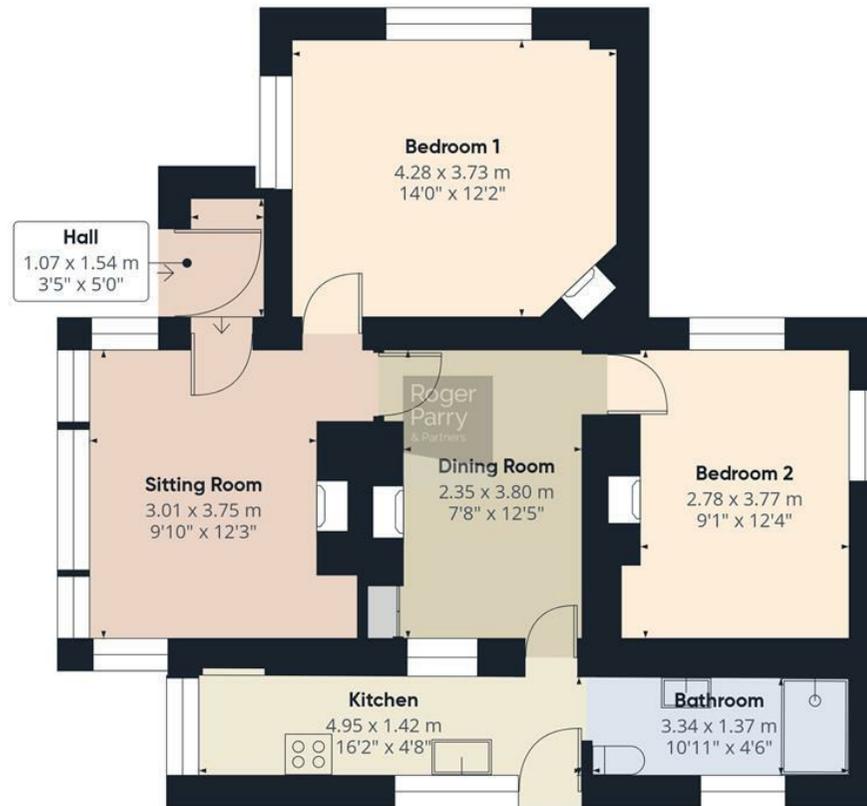
**REFERRAL SERVICES AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

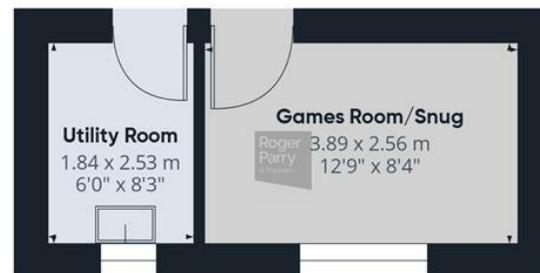
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



Ground floor Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>  
77.9 m<sup>2</sup>  
838 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Powys County Council  
**Council Tax Band:** E  
**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:

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 go straight over at the left hand bend and the property can be found a short distance 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](mailto:welshpool@rogerparry.net)

01938 554499

**Roger  
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& Partners**



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.