





The Waynes, Middletown, Welshpool

£270,000

Nestled in a picturesque landscape, this charming two-bedroom detached cottage offers breathtaking countryside views. Situated on a generous plot of approximately 0.66 acres (0.267 hectares). The property boasts a delightful conservatory, comfortable living room featuring a log burner, a family bathroom, and a kitchen/breakfast room. Additional outbuildings provide ample storage or workshop space. This property is not one to be missed.



CONSERVATORY

Of uPVC double glazed construction and doors to either end. Door to:

ENTRANCE HALL

Staircase to the first floor and doors to kitchen and:

SITTING ROOM

Parquet flooring, wooden mantle, tiled hearth and inset multi fuel stove, uPVC double glazed French doors to the conservatory and doorway to a useful understairs storage area.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboard, coloured sink with mixer tap under a window to the front aspect with views towards countryside, space for cooker, fridge freezer, washing machine and slimline dishwasher, quarry tiled floor, feature stone Inglenook fireplace with wood mantle, tiled shelves and inset multi fuel stove, exposed beams and doorway to:

REAR HALLWAY

Built in double cupboard with work surface over, corner shelving, tiled floor, uPVC double glazed window to the front with views towards countryside and door to:

BATHROOM

Low level W.C., vanity wash hand basin with cupboards below, corner bath with shower over and glazed screen, tiled floor, night storage heater, fully tiled walls, extractor fan and 2 uPVC double glazed windows to the side.

FIRST FLOOR LANDING**BEDROOM 1**

High wooden ceiling with built in double mirror fronted wardrobe with dressing table to the side, built in airing cupboard with tank and slatted shelving and uPVC double glazed window to the front with views towards open countryside.

BEDROOM 2

Built in cupboard with hanging and shelf space, hatch to loft, night storage

heater and uPVC double glazed window to the front aspect with views towards open countryside.

OUTSIDE

The property is approached over a gravel lane which is owned by Powys Estates, from this a steep driveway leads to the lower parking area. The plot extends to approx 0.66 acres (0.267 hectares) and is sloping in parts. To the front of the house is a patio area which leads to the side of the house where there is a LARGE WALK IN SHED/WORKSHOP that runs across the rear of the house. WOODEN SHED. From here the lawn slopes down to a level patio area with a pond. Further WOODEN SHED. METAL SHED. Greenhouse. The gardens then slope up to a higher level that is flat and has another greenhouse, vegetable beds and 2 further SHEDS. A path then runs back to the front of the house where there is another useful wooden shed.

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. Drainage is via a septic tank. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 9 Mbps & Superfast 80 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 F. We would recommend this is confirmed during pre-contact 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: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



General Services:

Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: TBC

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 Welshpool on the A458 towards Shrewsbury. Continue through Trewen and onto Middletown, turn left up the hill opposite the Breidden Public House. As the road bends to the right, take the left through a layby and continue down the gravel track. The Waynes is the 2nd property on the left hand side as indicated by our For sale board.

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.