

FOR SALE

Black Park Trelystan, Leighton, Welshpool, Powys, SY21 8JA



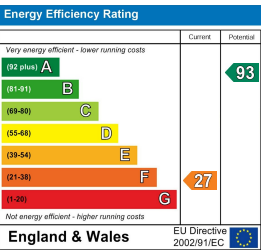
FOR SALE Offers in the region of £585,000

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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



01938 555552

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



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Situated on Long Mountain with fantastic views, this characterful cottage dating back to 1740 has been refurbished to offer the most beautiful, cosy home. A standout feature is the superb self-contained annex, offering a bright open-plan living/kitchen area, spacious shower room, bedroom and balcony with panoramic countryside views. The main house provides cosy yet versatile accommodation including a sitting room, lounge with inset wood-burning stove, kitchen, dining room, boot room, bathroom, and three bedrooms including a principal suite with dressing room and en suite. Viewing is essential to appreciate the quality, character, situation and flexible accommodation on offer.





2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- 1740 character cottage on Long Mountain with panoramic countryside views
- Refurbished main house
- Three bedrooms including a master with dressing room and en-suite
- Self-contained annex with living/kitchen, bedroom, shower room, and balcony
- Large twin garage providing ample parking and storage

Situation

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powys Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

Situated in an elevated position on Long Mountain the property boasts beautiful views over the Shropshire Hills and has easy access to Welshpool, Oswestry and Shrewsbury.

Accommodation

Approached via a composite stable door, the entrance porch that has quarry tiled floor, exposed stone wall and double glazed windows. A glazed door leads into the entrance hall that has brick flooring and doors to the bathroom, sitting room and living room.

Sitting room has a staircase leading up to bedroom 2, duel aspect double glazed windows with lovely views, two radiators and door to the front of the cottage.

Bathroom is fitted with a white three piece suite, has tiled flooring and walls, with double glazed window to the rear.

Living room has a feature fireplace with Oak mantle piece, slate hearth and inset log burning stove, ideal for those cosy nights, exposed wooden flooring and white painted beams, window and door to the front of the cottage to enjoy the views. A staircase leads up to two further bedrooms.

Kitchen is fitted with a range of wood fronted wall and base units with granite work surfaces and inset Belfast sink, the oil fired Rayburn range cooker provides heating and hot water, additional 2 ring gas hob, integrated fridge and dishwasher, built in pantry, quarry tiled floor, double glazed window to rear with roof light.

Dining room is duel aspect with French doors enjoying lovely rural views, four wall light points, exposed beams, tiled floor, exposed stonework and stable door to boot room.

Boot Room is fitted with a range of base units , shelving, stainless steel sink, plumbing and space for washing machine, exposed beams, double glazed roof light and window and a composite door leading to the parking area.

First Floor
Bedroom 2 approached from the sitting room the bedroom has wooden flooring, ceiling beams and stone work, built in airing cupboard, double glazed roof light and duel aspect windows to make the most of the views.
Bedrooms 1 and 3 are approached via the living room staircase that leads to a rear landing with bedroom 1 having a feature fire place and window to the front. the room has its own dressing area with built in wardrobe and en suite shower room with a white suite and tiled floor.

Bedroom 3 has painted wood panelling to one wall and a window to the front elevation to soak in those lovely views.

Externally

The current owners have built a large multi functional twin garage with log store to the side and very useful guest bedroom/gym/home office room to the side with electric heating.

Above the garage is a self contained Annex, with electric heating and approached via an external staircase with large balcony to enjoy the setting. There is an open plan living space with wood effect flooring throughout. The living area has French doors leading out onto the balcony. The kitchen is fully fitted with base units with wooden work surfaces, black Franke sink, integrated electric oven and hob with fridge and double glazed roof light.

The generous bedroom has a double glazed roof light and window to the rear. Shower room is fitted with a modern suite with tiled electric shower cubicle A great space for guests or air B&B potential

The Property is approached via a 5 bar gate leading to a large gravelled parking and turning area, generous lawns, well stocked flower and shrub beds. To the rear is a stone storage shed, oil tank.

Services

Main electricity and water. Private drainage and oil central heating are connected at the property.
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 'F'

Directions

Postcode for the property is SY21 8JA

What3Words Reference is grumbles.cherished.coasting

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