

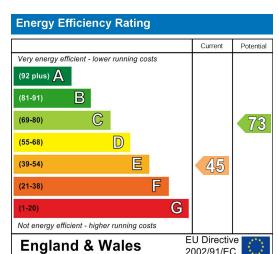
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 Lettings**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpoollettings@hallsrb.com](mailto:welshpoollettings@hallsrb.com)



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TO LET

£1,250 Per Calendar Month

Cold Orchard, Felindre, Berriew, Welshpool, Powys, SY21 8QY

Equestrian Property. This attractive three-bedroom detached farmhouse offers spacious accommodation with generous gardens, all set in a peaceful rural location. The property also benefits from stables for up to 4 horses and a paddock of 1.5 acres - more land available by separate negotiation. The property enjoys plenty of privacy and countryside views while remaining within a short drive of Berriew and the market town of Welshpool, providing convenient access to local amenities and transport links.



2 Reception  
Room/s

3 Bedroom/s

2 Bath/Shower  
Room/s

- 3 Bedroom Detached Farmhouse
- Beautiful Views & Generous Gardens
- Oil Central Heating
- Quiet Rural Location
- Stables and Paddock of 1.5 Acres
- Ample Parking

**Accommodation**

The accommodation briefly comprises; Front Porch, Living Room with multi-fuel stove, further reception room again with multi-fuel stove, Large Farmhouse Kitchen with range of worksurfaces and base and wall units, Utility/Boot Room with space and plumbing for washing machine, Shower Room, Inner Lobby with understairs storage, Ground Floor Bathroom, First Floor Landing and 3 Bedrooms. Outside - Large Parking and Turning Area. Carport. Generous Gardens. Glorious Views. Two Storage Sheds. The property also benefits from stables for up to 4 horses and a paddock of 1.5 acres - more land available by separate negotiation.

**Rental Terms**

Rent: £1,250 per calendar month.

Deposit: £1,440

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.

Pets Considered.

**Services**

Mains electricity, private drainage to a septic tank, private water (borehole) and oil fired central heating are understood to be connected.

**Local Authority/Tax Band**

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

The property is in band 'F'

**Viewings**

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

**Directions**

Postcode for the property is SY21 8QY

What3Words Reference is tamed.perfumed.vocals

