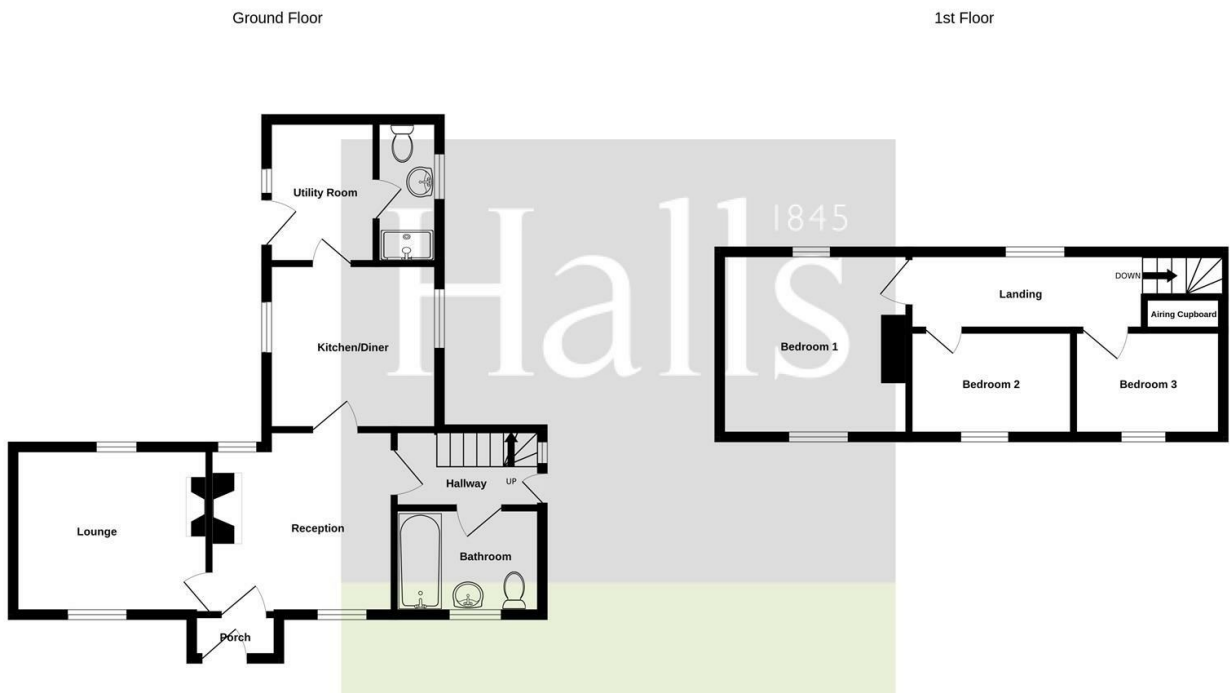


TO LET

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



TO LET

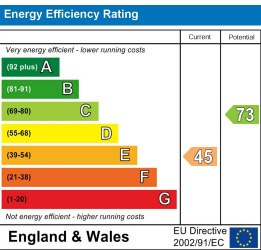
£1,250 Per Calendar Month

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

**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



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.

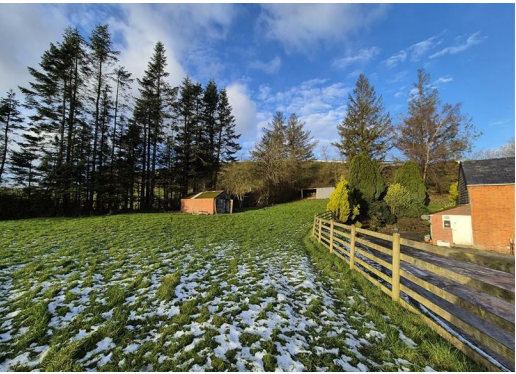


01938 555552

**Welshpool Lettings**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpoollettings@halls.gb.com



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01938 555552



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 walll units, Utility/Boot Room with space and plumbing for washing machine, Shower Room, Inner Lobby with downstairs 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

