Seiffen, Marton, Welshpool, Powys, SY21 8JY

Offers in the region of £500,000

FOR SALE

This three bedroom detached bungalow sits in a plot of around 1.5 acres with a useful garage/workshop to the rear. The garage has previously been run as a business with equipment (including four post lift) is available by negotiation. Approached along a tarmac drive, this spacious and well proportioned bungalow offers further potential to turn the first floor attic room (currently used as a sitting room and third bedroom) into two further bedrooms (subject to planning permission). The accommodation comprises of an entrance conservatory, entrance hall, generous lounge with large windows overlooking the gardens, dining room, refitted kitchen, utility/boot room, W.C., principal bedroom with ensuite, further double room (bedroom/ study), shower room and generous full length loft room. The front garden could be split to create a small paddock and there is an orchard to the rear with further sheds.

Double glazed entrance door leading into

Entrance Conservatory
Double glazed windows to three elevations with views over the surrounding countryside, insulated roof, glazed door and window lead into

Entrance Hall
Radiator, telephone point, stairs off, under stairs cloaks cupboard, airing cupboard.

Sitting Room
Double glazed picture windows overlooking the wraparound lawn, four wall light points, two radiators, inset electric feature fire with tiled hearth and decorative timber surround, television point.

Dining Room
Double glazed patio doors leading out to the garden, radiator.

Kitchen
Recently refitted with a modern range of wall and base units, integrated fridge freezer, induction hob, Bosch oven, stainless steel extractor canopy, central island with inset one and a half bowl sink drainer unit and mixer tap, breakfast bar, laminate marble effect work surfaces and splashbacks, double glazed windows with views over lawned gardens, feature radiator, shelved pantry, glazed door to

Utility/ Boot Room
Double glazed windows to two elevations, frosted double glazed door, washing machine, tumble dryer, sink drainer unit with mixer tap, base units, laminate work surface, space for freezer.

W.C.
Low level W.C., wash hand basin set on vanity unit with storage cupboard under, frosted double glazed window.

Bedroom One
Large double glazed window overlooking the orchard, radiator.

Ensuite
Walk in double shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., extractor fan, heated towel rail.

Bedroom Two/ Study
Double glazed window overlooking the orchard, radiator.

Shower Room
Large walk in shower with rainfall head, two frosted double glazed windows to side elevation, extractor fan, low level W.C., wash hand basin set on vanity unit with storage cupboard and drawers under, heated towel rail.

Landing
Storage cupboard, eaves access.

First Floor Bedroom/ Sitting Room
Offering a variety of different uses with potential to divide the room to give an additional bedroom (subject to planning permission). There is currently a shower area with a shower and wash hand basin, three radiators, double glazed windows to either elevation with far reaching rural views, eaves access point.

- Three-bedroom detached bungalow
- Useful garage/workshop at the rear
- Front garden with potential to create a small paddock and orchard with additional sheds to rear
- Set in approximately 1.5 acres
- Potential to convert first floor into two additional bedrooms (subject to planning permission)
- Lovely rural views

Externally
A particular feature of the property is the workshop area (currently used as a mechanic/ garage business) with an electric roller shutter door, power and light (equipment available via separate negotiation including four poster lift). The area has single phase electric. There is also a single garage with steps leading down to the workshop area with power, light and up and over door; store room with extractor fan and compressed air supply; office with telephone point, power and light, opens into further workshop area with vaulted ceiling, steel work bench, red diesel fired space heater, stainless steel sink drainer unit, electric water heater, urinal, plumbing and space for washing machine, store room off (area previously used as spray booth with extractor fan and double doors providing access), further store room off with compressed air line point; machine shop area with compressor, power and light. A floorplan for this outbuilding is available.

Externally, there is an outside tap, power point, detached single garage with power supply and large gravelled parking and turning area (over which the neighbouring farmer has access to his field beyond the property). The gardens are approached over a cattle grid with pedestrian access gate to side along a tarmac driveway with hedge to either side leading to two electric gates (one leading to the garage/ workshop area and one leading to the property itself).

To the front of the property is a large lawned garden which could be separated to create a small paddock, hedge surround, established borders with Rhododendrons, a variety of trees including Yew, Horse Chestnut, Oak, Mountain Ash and Nordic Spruce, oil tank, wraparound concrete entertaining area with ramp and steps down to the lawn, external power point, oil boiler and courtesy lights.

To the rear of the property is an orchard with potting shed, mower shed with double doors and power, rainwater store, tarmac hardstanding area, outside tap, cesspit and gate to gravelled parking area and workshop.

Agents Notes
Equipment may be available by separate negotiation including four poster lift. The neighbouring farmer has access along the drive and across the gravelled parking area to his gate at the rear of the property to access his field beyond. The bungalow is of non-standard steel frame construction - you should confirm with your Mortgage Provider that they would be happy to lend on a property of non-standard construction.

Services
Mains electricity, mains 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
Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, England, SY3 8HQ

The property is in band 'C'

Directions
Postcode for the property is SY21 8JY

What3Words Reference is pizzeria.doped.hotels

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

Anti Money Laundering Checks
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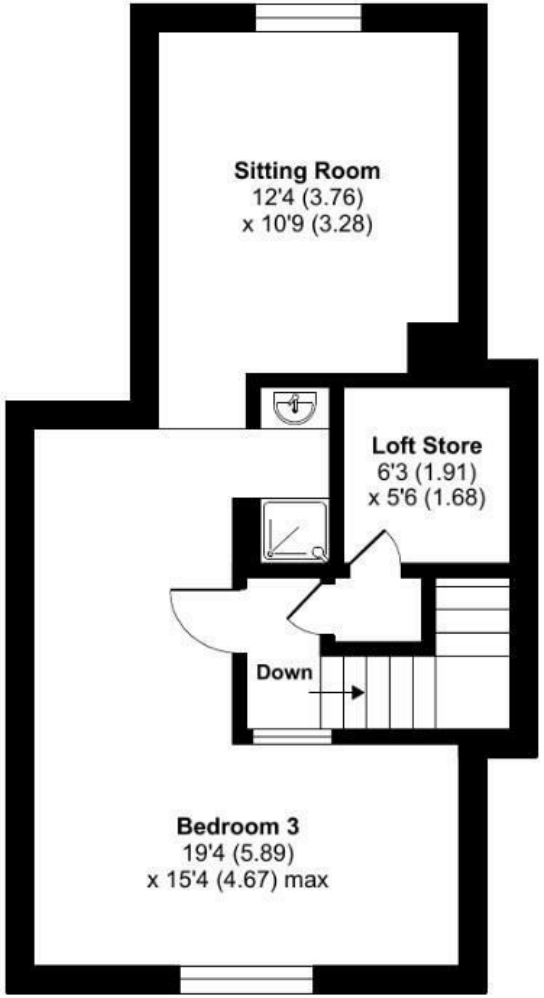
Approximate Area = 1706 sq ft / 158.5 sq m
Outbuilding = 2432 sq ft / 225.9 sq m
Total = 4138 sq ft / 384.4 sq m
For identification only - Not to scale

GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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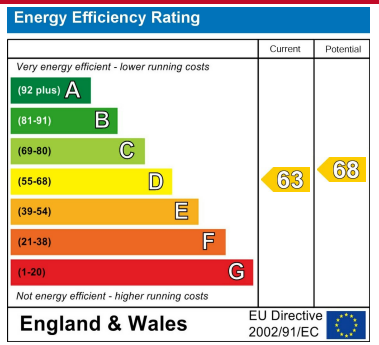

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