



Holters

Local Agent, National Exposure

3 Springfields, Kerry, Newtown, SY16 4LJ

Offers in the region of £225,000



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Don't let this one pass you by! Spring into action and secure this beautifully restored Grade II Listed 1880s home.

3 Springfields offers three bedrooms, period features and countryside views.

- Grade II Mid-Terrace Home
- Country Kitchen & Adjoining Sun Room
- Enclosed Front Garden, Rear Yard & Additional Garden Plot to the Rear
- Popular Hamlet of Sawmills
- Three Bedrooms
- Downstairs Bathroom
- Council Tax D
- Cosy Sitting Room
- Lovely Period Features
- Off-Road Parking

The Property

3 Springfields is a charming Grade II Listed mid-terrace home dating back to approximately 1880, tucked away within the attractive Sawmills hamlet and offering a wonderful blend of character, warmth and countryside outlooks. Lovingly restored by the current vendors, the property has been carefully improved in a way that respects its heritage while creating a comfortable and inviting home.

From the moment you step through the gate into the walled front garden, there is a sense of history and charm. The red brick façade and period proportions reflect the heritage of the terrace, setting the tone for what lies within.

The ground floor accommodation begins with a cosy yet characterful living room, featuring a fireplace with inset stove, patterned detailing and a large window overlooking the front garden and countryside beyond. To the rear, the kitchen offers a traditional feel with wooden cabinetry, contrasting worktops and space for everyday dining. Beyond this, a charming garden room provides an additional reception area, complete with a stove, creating a versatile space ideal as a snug, dining room or

peaceful retreat with access to the rear yard. The bathroom is also located on the ground floor and has been thoughtfully finished with deep green tiling, timber accents and a bath with shower over, blending contemporary touches with period character.

Upstairs, the first floor includes three bedrooms, each enjoying natural light and pleasant views, particularly to the front where rolling countryside provides an ever-changing backdrop through the seasons. The principal bedroom is especially generous, with wooden flooring and an open outlook across surrounding fields.

Externally, the property benefits from both a rear yard and a separate rear garden area, offering a mix of patio space, planting beds and useful outbuildings. The attractive walled front garden is mainly laid to lawn with established borders, creating a welcoming approach and a pleasant place to sit and enjoy the setting, while the property also benefits from two allocated parking spaces.

Springfields forms part of the historic Sawmills hamlet, a picturesque and peaceful location surrounded by countryside yet conveniently positioned for access to nearby

amenities.

If you are searching for a home with genuine heritage, character features and countryside views, this delightful, listed property could be exactly what you have been waiting for.

The Location

Kerry is a picturesque village in the heart of Powys, set in open countryside with a strong local community. With a population of around 800, it offers a quieter pace of life while still having everyday essentials close at hand.

The village has a good range of amenities, including two public houses, a village hall, a post office, a primary school, a hairdresser, a bowling green and a local football club. These facilities support village life and provide a natural focus for community activity.

The surrounding countryside is well suited to walking and enjoying the rural setting, while Kerry's location also makes it practical for commuting. Welshpool, Newtown and Shrewsbury are all within reach, providing a wider range of shopping, employment and transport links, including national rail services and access to the motorway network.



Newtown, less than ten minutes away by car, is the largest town in Powys and a key centre for Mid Wales. It offers a broad range of schools, including Newtown High School and Sixth Form, along with further education at Coleg Powys. The town provides a wide choice of shops, supermarkets, cafés, restaurants and essential services, as well as cultural venues including Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum. A variety of sports clubs, gyms and leisure facilities further support an active lifestyle.

Kerry offers a balanced combination of village life, countryside surroundings and convenient access to larger towns when needed.

Heating

The property has the benefit of oil fired central heating.

Services

We are informed the property is connected to mains electricity and water. Private shared septic tank.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Council Tax

Powys County Council - Band D.

What3Words

///vertical.spenders.jeeps

Nearest Towns/Cities

Newtown - 2.5 Miles
 Montgomery - 9 Miles
 Bishops Castle - 13 Miles
 Welshpool - 14 Miles
 Llanfair Caereinion - 15 Miles
 Shrewsbury - 30 Miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial

services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

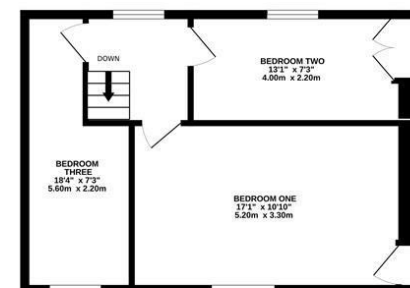
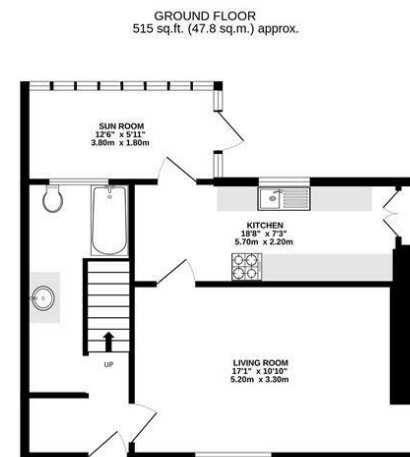
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.
 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 plan is for illustrative purposes only and should 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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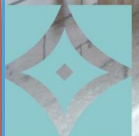
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