

**FOR SALE**

Offers in the region of £475,000

Peartree Farm, Pool Quay, Welshpool, Powys, SY21 9LE

Smallholding for Sale Peartree Farm offers a charming three-bedroom semi-detached home set within approximately 4 acres of land, thoughtfully divided into four paddocks. The property benefits from an extensive range of outbuildings, including a workshop, garage, tack room, two pigstyes, a large wooden shed, and a pole barn divided into three sections with a hay loft. Additional features include a chicken run, an enclosed duck area, a barn (requiring re-roofing), and a three-bay open barn/carport. The property accommodation comprises of a boot room, utility area, W.C., kitchen with oil-fired range providing heating and hot water, lounge with open fire, conservatory, landing and three double bedrooms (one with stairs leading to an attic room) along with a four-piece family bathroom. Further benefits include solar PV with battery storage, shared cesspit and shared water supply. An ideal opportunity for those looking for a smallholding in a convenient location.





- **Smallholding for Sale with approximately 4 acres**
- **Three-bedroom semi-detached home**
- **Cosy interior with open fire in Lounge and oil-fired range in Kitchen**
- **Land thoughtfully divided into four paddocks**
- **Range of useful outbuildings including workshop, garage and coverings for various animals**
- **Solar PV with battery storage**

Frosted double glazed entrance door leading into

BOOT ROOM

Double glazed window to front elevation, utility area with solar inverter and battery storage, base units, door to Kitchen.

W.C.

Plumbing and space for washing machine, low level W.C., wall mounted wash hand basin, frosted double glazed window.

KITCHEN

Quarry tiled floor, range of base units with laminate work surfaces, space for range cooker, extractor canopy, one and a half bowl sink drainer unit with mixer tap, double glazed sash windows to side and rear elevations overlooking the rear garden and paddocks beyond, plumbing and space for dishwasher, recess spotlights, inglenook fireplace with inset Watson oil fired range cooker providing heating and hot water, exposed ceiling beams, recess spotlights, turn staircase off, smoke alarm, space for fridge freezer, cupboard housing fuse board.

LOUNGE

Open fire; with marble hearth, decorative tiled insert and surround, original pitch pine storage cupboard, exposed ceiling beams, wall mounted storage heater, double glazed doors lead through to Conservatory.

CONSERVATORY

Double glazed windows to three elevations, quarry tiled floor, double glazed French doors lead to rear garden.

LANDING

Double glazed window to front elevation, shelved linen cupboard, loft access.

BEDROOM ONE

Airing cupboard, double glazed sash window to rear elevation, wall mounted storage heater.

BEDROOM TWO

Double glazed windows to both side and rear elevations, cast iron fire surround, wood laminate floor covering, sash window, radiator, stairs up to attic room.

BEDROOM THREE

Double glazed sash window to rear elevation, wall mounted storage heater.

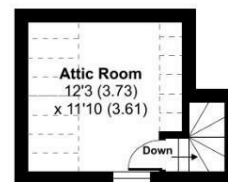
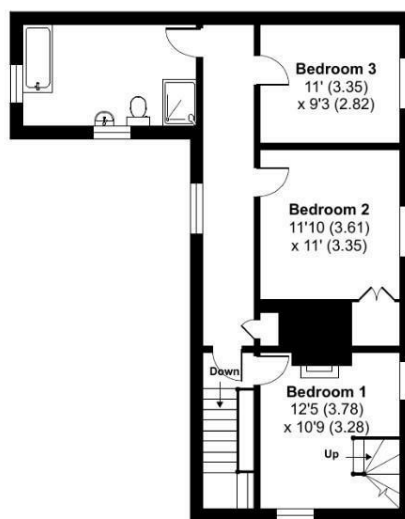
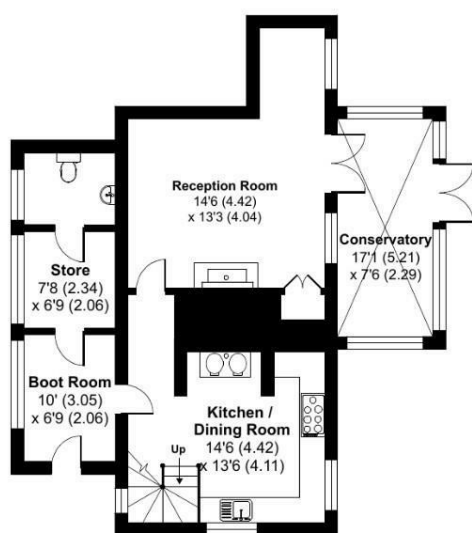
BATHROOM

Fitted with a four piece suite comprising of electric walk in shower, low level W.C., pedestal wash hand basin, bath, two double glazed sash windows to front and side elevations, radiator, part tiled walls, recess spotlights.



Denotes restricted
head height

Approximate Area = 1672 sq ft / 155.3 sq m
 Limited Use Area(s) = 62 sq ft / 5.8 sq m
 Outbuildings = 4289 sq ft / 398.4 sq m
 Total = 6023 sq ft / 559.5 sq m
 For identification only - Not to scale





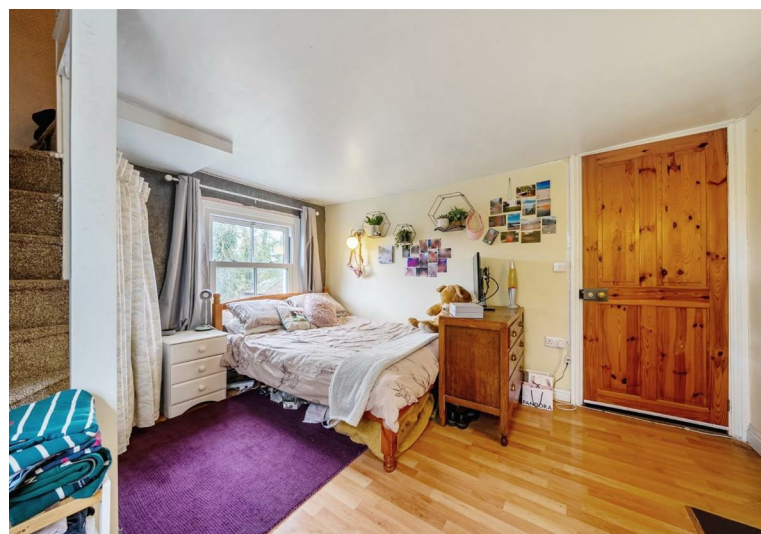
1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



EXTERNALLY

The property is approached by wide gated access leading to large parking and turning area with three bay open barn/ car port, store, garage, tack room with stainless steel sink drainer unit and door to barn (divided into three separate areas) with access to paddock (hay loft above). The barn requires re-roofing. There is also a large timber workshop, two pigsties, two bay corrugated barn, gated vehicular access road behind three bay open barn to paddocks beyond, oil tank and paved seating area.

To the side and rear, there is a lawned area, two paved seating areas, enclosed area for ducks and chicken run. The 4 acres is divided into four paddocks with further kitchen garden, poly tunnel, composting area and five raised vegetable beds. A floorplan of the mentioned outbuildings is available.

AGENTS NOTES

There is a flying freehold below the bathroom. Peartree Farm owns part of the neighbour's drive over which they have access. There is a shared septic tank and shared water supply with next door. There is a £14 annual payment to National Resources Wales to maintain the ditch to the Southern boundary of the property.

SERVICES

Mains electricity, mains water, private drainage and part oil/ part electric heating are connected at the property. None of these services have been tested by Halls.

DIRECTIONS

Postcode for the property is SY21 9LE

What3Words Reference is earpiece.lifeguard.hazelnuts

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

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 £30 (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

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www.hallsgb.com
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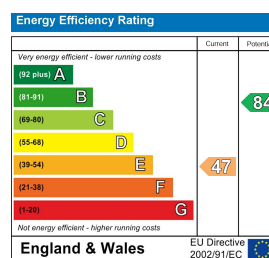
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



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