

OLD FARM HOUSE

BWLCH-Y-FFRIDD | NEWTOWN | POWYS | SY16 3JB







This characterful timber framed cottage has undergone a comprehensive scheme of refurbishment and sits in a plot of around 2.5 acres. The accommodation comprises of an entrance hall, utility room, bathroom, dining room/study with inset stove, lounge with large inglenook and dual-fuel stove, refitted kitchen with quartz work surfaces, garden room, generous landing, principal bedroom with W.C., two further bedrooms and family bathroom. The property offers many character features such as exposed ceiling beams and wall timbers. External features include a polytunnel, chicken run with electric fence, large stocked pond, orchard, wooded area, greenhouse, shed, large garage/workshop, ample parking and summer house. Viewing is essential to appreciate the quality and size of the property and plot.

Offers in the region of £440,000





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- **Characterful refurbished timber-framed cottage**
- **Lovely rural situation set in a plot of 2.5 acres**
- **Refitted kitchen with quartz work surfaces**
- **Useful greenhouse, shed and workshop for gardening and storage**
- **Quaint summer house with veranda overlooking the pond**
- **Viewing recommended to appreciate property and surroundings**

Oak entrance door leading into

Entrance Hall
Double glazed window to side elevation, Openreach internet socket, panel glazed door leading into Dining Room/ Study.

Utility Room
Plumbing and space for washing machine and tumble dryer, wall and base units with laminate work surfaces, stainless steel sink drainer unit, double glazed window to rear elevation, loft access, radiator, shelving, oak stable door to rear, solar storage battery.

Bathroom
Fitted with a white suite comprising of low level W.C., pedestal wash hand basin, bath with shower over and screen, part tiled walls, frosted double glazed window to side elevation, extractor fan, recess spotlights, heated chrome towel rail.

Dining Room/ Study
Double glazed windows to both front and rear elevation, exposed wall timbers and ceiling beams, oak book shelf, inset woodburning stove set on slate hearth, radiator.

Sitting Room
Inglenook fireplace with dual-fuel stove and seat to either side, inset display shelving, slate tiled hearth and oak mantlepiece, exposed wall timbers and ceiling beams, double glazed windows to front and rear elevations, radiator, door to stairwell, double glazed rear access door.

Kitchen
Fitted with Kenton Jones base units with quartz worktops, inset ceramic sink with mixer tap, display shelving with under unit lighting, space for electric cooker, extractor canopy, double glazed windows to side and rear elevations, window to front elevation, exposed and painted ceiling beams, radiator, integrated fridge freezer, larder cupboard, tiled floor, under stairs storage cupboard, glazed oak door leading into

Garden Room
Double glazed windows to three elevations overlooking the front cottage-style garden, tiled floor, radiator, double glazed patio door to side.

Landing
Exposed wall timbers, three double glazed windows to front elevation.

Principal Bedroom
Double glazed windows to both front and rear elevations, exposed wall timbers, two radiators, built in wardrobe, loft access.

W.C.
Pedestal wash hand basin, low level W.C., recess spotlights, extractor fan, part tiled walls.

Bedroom Two
Exposed wall timbers, radiator, double glazed window to rear elevation, large shelved airing cupboard.

Bedroom Three
Two double glazed windows to front elevation, exposed wall timbers, radiator.

Family Bathroom
Claw foot roll top bath with central mixer tap and shower attachment, low level W.C., corner walk in shower, wash hand basin, heated chrome towel rail, recess spotlights, oak flooring, shelved storage, double glazed window to rear elevation.





Externally

The property has a gravelled and gated parking area for several vehicles, EV charge point, gravelled pathway leading over a stone bridge through the cottage-style gardens to the front door and conservatory. There are well stocked borders, lawned area, paved patio area, courtesy lights, pedestrian gates to either side of the property and outside tap. To the rear of the property is a lawned area with gravelled pathway leading to a greenhouse, stocked borders with a wide variety of trees, flowers and shrubs, shed, oil tank, biodigester, external Firebird oil fired boiler.

Within the grounds are woodstores, covered area for ride on mower, metal framed garage/ workshop with sliding door, concrete flooring, power and light (measuring 35'2x21'5) with borehole filtration and external power point. The summer house (17'7x8'9) includes vinyl flooring, windows to side and rear elevation, double glazed patio doors lead out onto a covered decked seating area overlooking the pond. There is also a kitchen garden with a number of raised beds, fruit bushes and composting bins, pond surrounded by a wide variety of specimen trees, wildflower meadow, orchard containing a variety of fruit trees, chicken enclosure with electric fence surround, gated road access and polytunnel. To the top of the property is a small quarry area with top meadow.

Agents Notes

The property has water supplied via a borehole and has solar photovoltaic panels fitted.

Services

Mains electricity, private 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

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

Directions

Postcode for the property is SY16 3JB

What3Words Reference is bathtubs.grand.generated

Viewings

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

Anti Money Laundering Checks

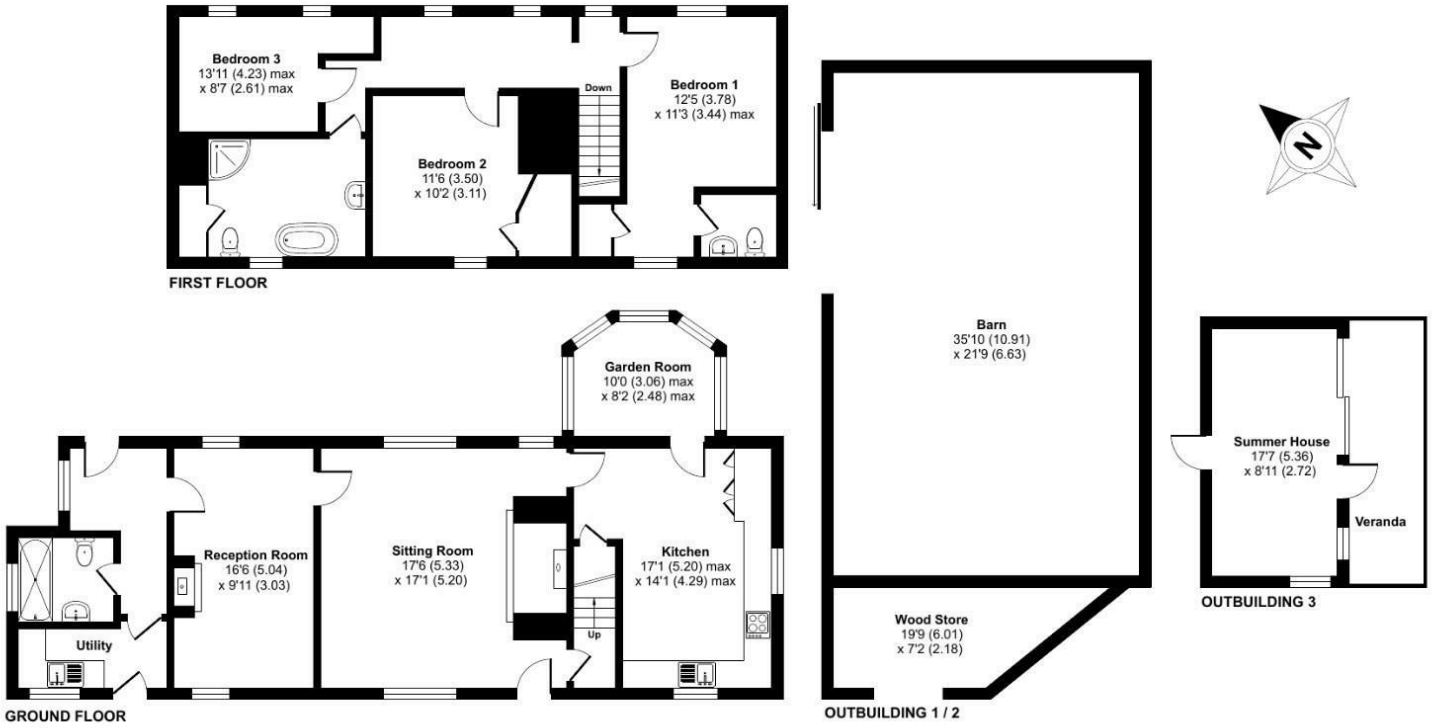
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (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.

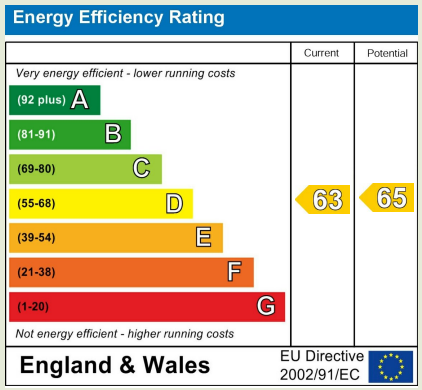
Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
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Approximate Area = 1699 sq ft / 157.8 sq m
Outbuilding = 1044 sq ft / 96.9 sq m
Total = 2743 sq ft / 254.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1355912



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