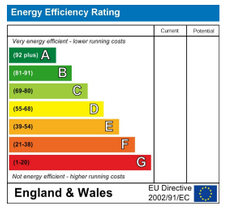
FOR SALE

Bastel Byre Pool Quay, Welshpool, Powys, SY21 9LA

Total area: approx. 134.1 sq. metres (1443.1 sq. feet)

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



Halls 1845

01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com

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Bastel Byre Pool Quay, Welshpool, Powys, SY21 9LA

** NEW PRICE ** Unique opportunity to purchase a three bedroom barn conversion situated close to Welshpool and Oswestry sitting in a plot of aprox 0.75 acre. The property offers vaulted spacious accommodation with oak internal door and windows. LPG under floor heating and pleasant location. No onward chain.

FOR SALE

1 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- **Vaulted A Frame Ceilings and Exposed Ceiling Beams**
- **Surrounding Farmland Views**
- **Easy Commute to Welshpool, Oswestry or Shrewsbury**
- **Viewing Recommended to Appreciate the Potential**
- **LPG Under Floor Heating**

Oak Entrance Door
Leading into

Kitchen/Dining Room
17'4 x 16'1
With hand built kitchen with Oak doors, inset granite work surfaces, electric hob, plumbing and space for washing machine and tumble dryer, electric oven, space further electric oven, extractor canopy. Brick central island with inset granite work tops, vaulted ceiling with exposed A frames, exposed wall timbers and ceiling beams, Oak framed double glazed windows to front and rear elevation, cupboard for fridge freezer with Oak door, Oak stable door to the rear elevation, Oak door leads into

Lounge
17'6 x 16'4
Vaulted ceiling with exposed A frames, ceiling beams, stone floor covering, television point, double glazed Oak framed windows to the front and rear elevations, sky tv point, Oak door leads to

Rear Hallway/Study Area
17'9 x 8'0
Stone flooring, Oak framed double glazed windows to the rear, two wall light points, vaulted ceiling with exposed A frames and ceiling beams, two Oak stable doors lead out to the rear.

Bedroom One
16'4 x 10'6
A range of built in wardrobes, Oak framed double glazed windows to front and rear elevations, vaulted ceiling with exposed A frames and ceiling beams, tv point, two wall light points, loft access.

Wet Room
9'4 x 7'7
Shower, low level W.C., pedestal wash hand basin, tiled floor, part tiled walls, Oak framed double glazed window to the front elevation.

Bedroom Two
12'2 x 11'9
With vaulted ceiling, exposed A frames and ceiling beams, two wall light points, Oak framed double glazed window to the front elevation.

Bedroom Three
10'9 x 7'9
Vaulted ceiling with exposed ceiling beams, double glazed window to the front elevation, quarry tiled window sill, television point, telephone point, underfloor heating manifold.

Bathroom
maximum measurements 9'6 x 8'0
Being L shaped, fitted with a white suite, comprising bath with shower over, pedestal wash hand basin, low level W.C., tiled floor and splashbacks, loft access, Oak framed double glazed window to the front elevation, cupboard housing Worcester LPG boiler and hot water cylinder.

Externally
The property is approached along a privately owned driveway with parking area to the front of the property, outside tap and lawn. EV electric car charger 7.2kw.

To the side and the rear of the property is lawned area with established trees, shed, large wildlife pond, wooded area, decked seating area.

Agents Notes
The undeveloped barn has wrap around scaffolding already erected which can be included in the price.

Services
Mains electricity, water and LPG underfloor heating central heating are connected at the property. Full fibre broadband is fitted. The property has private drainage via a septic tank. 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'

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

Directions
Postcode for the property is SY21 9LA

What3Words Reference is ///rocked.cleansed.mobile

Money Laundering
We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com