



Llanerch, Barnfields, Newtown, SY16 2LA

Offers in the region of £385,000

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How's this for a plot twist? Llanerch in Barnfields isn't just a large detached family home – but also sits in an impressive plot with huge amounts of potential. Hybrid working - TICK, Multi-Generational Living - TICK, Outdoor Entertaining - TICK, Hobby Sanctuary - TICK

Key Features

- Detached Family Home
- Flexible Accommodation
- 4/5 Bedrooms
- Kitchen Opening into Dining Room
- Large Sitting Room
- Family Bathroom, Separate Shower Room, Downstairs WC
- Enclosed Gardens
- Extensive Plot
- Detached Garage & Summer House
- Envious Position in Popular Barnfields

The Property

Llanerch is a fantastic, detached house nestled in the heart of the ever-popular Barnfields area of Newtown. This property would be perfect for young professionals, a growing family or retirees looking for a spacious home close to the heart of Newtown. The property occupies a large plot which offers versatility for future owners.

This property has been a beloved family home for over 20 years and during this time the current owners have extended the property and made huge improvements throughout. As the family has grown and changed, they have used the space in multiple different ways and that is one of the main appeals of this property; you have so much scope and space to use to suit your style of living.

On the ground floor there is light and airy kitchen which opens up to the dining room, spacious hall and a large sitting room. The remaining four rooms, which are all of a good size, are currently being used as bedrooms but

one or more could easily be deployed as additional reception rooms, a home office or a playroom depending on what works for you. The ground floor benefits from a downstairs WC and it would also be very achievable to convert one of the rear bedrooms into a downstairs bathroom (subject to gaining all necessary permissions)

Moving upstairs there is a further extremely generous space which again offers so much potential for possible uses – it would make a great master-suite and just across the landing there is a lovely dressing room with views out to the Montgomeryshire hills that envelope Newtown. The family bathroom with bath, wash basin and WC, as well as a separate shower room, are also located on this floor.

To the front of the property you will find the first of two private entrances, leading you to the lawned gardens, a decking area and a raised patio area spanning the width of the house. The tarmac driveway leads to the rear of the property and the detached garage which ample storage and offering a perfect workshop space. There is a large, fitted out Summer House which can be used for entertaining or as a work / hobby space. The garden is secure and private, surrounded on all sides by established hedges, fencing and gate access at the front and rear.

We would highly recommend viewing this property to appreciate the flexibility it offers.

The Location

Newtown, also known as 'Y Drenewydd' in Welsh, is the largest town in Powys, surrounded by hills visible in every direction and offers an extensive range of retail, recreational and educational facilities.

Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding education available in the area, with 8 junior/infant schools including a special needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatr Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown AFC who play their home football at Llatham Park, that recently secured a Europa League



qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club who have recently been reformed as the Mid- Wales Basketball Club. The town also has a selection of gyms and a thriving running scene.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure. We are informed the property is of leasehold tenure with a remaining lease of 000 years from 2015. An annual ground rent of £00.00 is payable.

Council Tax

Powys County Council - Band F.

Broadband

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

Nearest Towns/Cities

Llanfair Caereinion - 11 Miles
Llanidloes - 13 Miles
Welshpool - 14 Miles
Knighton - 21 Miles
Llandrindod Wells - 24 Miles
Machynlleth - 28 Miles
Shrewsbury - 32 Miles
Aberystwyth - 42 Miles

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers

verifying the customer's identity. A company called Credit Safe 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.

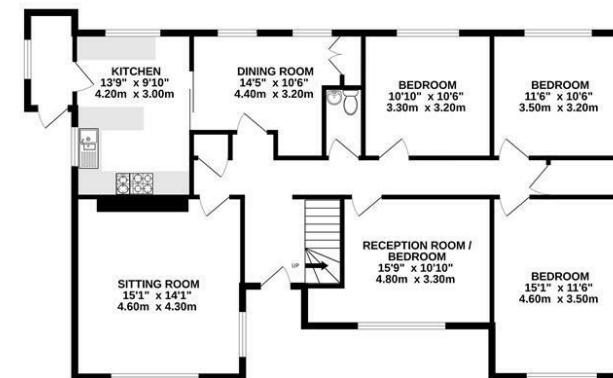
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The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

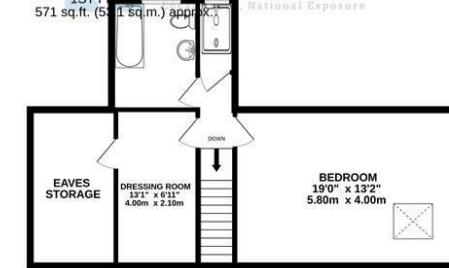
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GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



 **Holters** National Exposure



TOTAL FLOOR AREA: 1833 sq.ft. (170.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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 operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	69
EU Directive 2002/91/EC			

