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.

Chain Free £325,000

1 3 2

- **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 (5.28m x 4.90m)
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 (5.33m x 4.98m)
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 (5.41m x 2.44m)
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 (4.98m x 3.20m)
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 (2.84m x 2.31m)
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 (3.71m x 3.58m)
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 (3.28m x 2.36m)
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 (maximum measurements 2.90m x 2.44m)
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

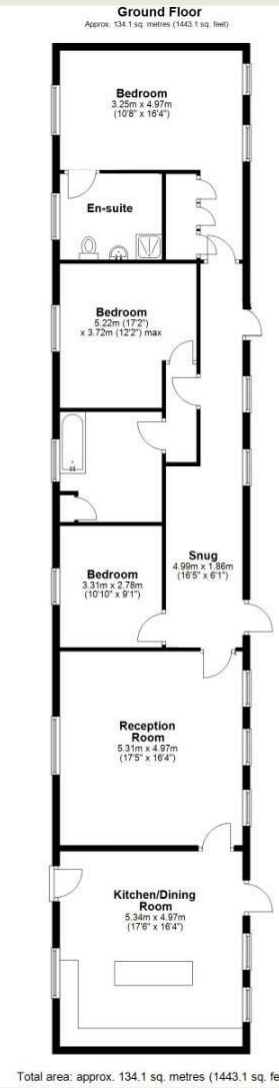
Anti Money Laundering Checks

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.

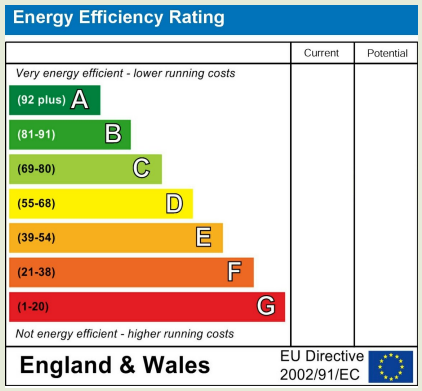
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank 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
www.onthemarket.com



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.