



SAMUEL WOOD

Cefn Y Bryn Adjoining Kerry Ridgeway Track, Nr. Sarn, Newtown, Powys, SY16 4HJ

Auction Guide £275,000



Cefn Y Bryn Adjoining Kerry Ridgeway Track

Nr. Sam, Newtown, Powys, SY16 4HJ



- **AUCTION STARTING DATE TBC**
- Large Plot 0.37 Acre - Holiday Let Potential
- Spacious Living Room
- Two Double Bedrooms
- Stunning Panoramic Views Including Stiperstones & Snowdonia
- Well Presented Period Cottage
- Kitchen & Utility/WC
- Garden Room with Views
- Extensive Parking, Paddock, Woodland & Garden
- Oil Central Heating - EPC Rating E

Auction Starting Soon Samuel Wood is delighted to offer for sale this well presented period cottage near Sam a short distance from Newtown adjoining the Kerry Ridgeway track. Occupying an idyllic position boasting stunning panoramic views the property provides generous living space comprised over two floors complemented by a substantial plot including a small paddock, woodland glade, large parking area and lawn areas. Viewing is highly recommended by the selling agent. The property is for sale by online traditional auction with a close date tbc when the contract pack is available.

The ground floor opens with a welcoming porch leading into a characterful country kitchen, complete with a log burner that creates a warm and inviting heart to the home. From here, there is access to a practical WC/utility room, adding everyday convenience. The kitchen flows into a spacious living room, ideal for relaxing or entertaining, and continues into a stunning garden room designed to make the most of the exceptional surrounding scenery. Upstairs, the property offers two well-proportioned double bedrooms, both providing comfortable retreats with pleasant outlooks over the surrounding countryside. The first floor is completed by a family bathroom, thoughtfully arranged to serve both bedrooms. The layout balances practicality with the cottage's period charm, making it an appealing home for those seeking character alongside functionality. Externally, Cefn Y Bryn truly excels with its generous plot and elevated position delivering uninterrupted, far-reaching views including Stiperstones and Snowdonia. There is ample parking space, making it well-suited for multiple vehicles or visitors. The grounds also include a bespoke versatile 25ft shepherds hut incorporating a veranda and shower room, offering versatile additional accommodation for guests or potential rental use. The outdoor space provides a wonderful opportunity to enjoy the peaceful rural setting, whether relaxing, gardening, or simply taking in the spectacular surroundings.

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price. There is a buyers premium of £4800 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.







Directions

What3words: ///reversed.possible.anchovies

Services: We understand that the property has oil heating, mains electricity, private water and private drainage (septic tank).

Broadband Speed: Basic 2Mbps & Ultrafast 1800Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Powys I (Montgomeryshire), County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG Tel: 01597 827460

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







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floor plan
image to
follow

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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