



Roger  
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Black Park, Trelystan, Leighton, Welshpool, SY21 8JA



**Black Park, Trelystan, Leighton, Welshpool, SY21 8JA**  
**Offers Over £580,000**

An impressive 3 bedroom, 3 reception detached character cottage with a detached 1 bedroom self contained annexe. Double garage, office/gym and generous gardens. Stunning far reaching countryside views. Viewing highly recommended.





## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2



**Approximate total area<sup>(1)</sup>**

2441.14 ft<sup>2</sup>  
226.79 m<sup>2</sup>

**Balconies and terraces**

81.48 ft<sup>2</sup>  
7.57 m<sup>2</sup>

**Reduced headroom**

91.19 ft<sup>2</sup>  
8.47 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**DESCRIPTION**

Dating back to 1740, this character country cottage has 2 staircases which offers flexible living, along with 3 reception rooms, a bathroom and shower room. Situated just over the border into Wales and having stunning far reaching countryside views over the Shropshire Hills. With easy access to Welshpool (3 miles), Oswestry (10 miles) and Shrewsbury (13 miles). Welshpool offers shopping, leisure facilities, golf club, train station, doctors, vets and dentists. It offers a diverse range of inns, restaurants and cafes and is steeped in history including the infamous Powys Castle. The impressive detached annexe could be used for independent relatives/guests or used to provide an additional income as a Holiday Let. There is a useful double garage as well as an office/gym.

**ENTRANCE**

Composite stable door to:

**ENTRANCE PORCH**

With quarry tiled floor, exposed stone wall, uPVC double glazed windows giving countryside views and a wood and glazed door to:

**ENTRANCE HALL**

Brick floor and doors to the bathroom, sitting room and living room.

**SITTING ROOM**

Dual aspect with two uPVC double glazed windows to the front giving countryside views and one to the side, two radiators, door and staircase to the first floor with cupboard under a composite door to the front gardens.

**BATHROOM**

White suite comprising low level W.C., pedestal wash hand basin and panel bath with mixer tap and shower attachment, tiled floor and fully tiled walls, radiator and a uPVC double glazed window to the rear.

**LIVING ROOM**

Feature fireplace with oak mantle, slate hearth and inset log burner, shelving to one side, exposed wooden floorboards and white painted beams, radiator and uPVC double glazed window and door to the front enjoying countryside views. Staircase to the first floor and doors to the kitchen and dining room.

**KITCHEN**

Fitted with a range of wood fronted base cupboards and drawers with granite work surfaces over, matching eye level cupboards, white Belfast style sink, part tiled walls, feature oil Rayburn range stove providing cooking, heating and hot water, additional 2 ring gas hob, integrated appliances to include a fridge and dishwasher, useful built in pantry, radiator, quarry tiled floor, double glazed Velux window and uPVC double glazed windows to the rear and side.

**DINING ROOM**

Dual aspect with uPVC double glazed window to the side and French doors and side screen to the front giving countryside views, radiator, exposed beams, tiled floor and exposed stonework.

**UTILITY/BOOT ROOM**

Fitted with base cupboards and drawer with work surfaces over, built in shelving, stainless steel sink, part tiled walls, plumbing and space for washing machine with further appliance space, radiator, tiled floor, wood panelling and exposed beams, double glazed Velux window, uPVC double glazed window to the rear and composite door to the side.

**FIRST FLOOR****BEDROOM 2**

Approached via a staircase from the sitting room.

Exposed wooden floorboards, beams and stonework, built in airing cupboard housing the water tank, immersion, double glazed Velux window and uPVC double glazed windows to the front, side and rear.

**BEDROOMS 1 AND 3**

Approached via a staircase from the living room which leads to a LANDING- with a uPVC double glazed window to the rear.

**BEDROOM 1**

Radiator, feature fireplace and a uPVC double glazed window to the front giving far reaching countryside views. Opening to the:

**DRESSING AREA**

Built in wardrobe with hanging and shelf space, radiator and door to:

**EN SUITE SHOWER ROOM**

White suite comprising low level W.C., pedestal wash hand basin, fully tiled shower cubicle, radiator, tiled floor and part tiled walls and a uPVC double glazed window to the front aspect.

**BEDROOM 3**

With a uPVC double glazed window to the front giving far reaching countryside views.

**OUTSIDE****SELF CONTAINED ANNEXE**

The one bedroom self contained annexe has an office/gym and double garage below.

**OPEN PLAN LIVING ROOM/KITCHEN/DINER**

Reached via decked steps and a lovely decked balcony enjoying far reaching countryside views.

**LIVING AREA**

Having uPVC double glazed French doors making the most of the lovely views, wood effect flooring, electric radiator and double glazed Velux window. Opening to:

**KITCHEN AREA**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, part tiled walls, black Franke sink with mixer tap, integrated electric oven and hob and under counter fridge and double glazed Velux window.

**BEDROOM**

Wood effect flooring, electric radiator, double glazed Velux window and uPVC double glazed window to the rear aspect.

**SHOWER ROOM**

Modern white suite comprising low level W.C., wall mounted wash hand basin with mixer tap and fully tiled shower cubicle with electric shower, electric radiator, wood effect flooring and a double glazed Velux window.

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**GARDENS**

The gardens are a particular feature of the property with generous lawns, flower and shrub beds and a selection of trees. Enjoying far reaching views of the Shropshire Hills to the Wrekin and Stiperstones. Stepping stone path to the front door. Bounded by fence and hedging. Gate and path leads to the rear of the property where there is a gravel seating area with a rockery. Stone storage shed.

**DRIVEWAY**

Five bar gate and personal gate leads to the sweeping gravel driveway which provides ample parking and turning space and leads to the :

**DOUBLE GARAGE**

With twin double doors, power and light. Useful open fronted store/log store to the side with a door to the rear.

**OFFICE/GYM**

A flexible room with uPVC double glazed window to the rear, electric heater and power and light.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water are connected. Oil central heating via the Rayburn. Septic tank drainage. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 4 Mbps. Mobile Service: Likely - the vendors have advised us that they get 20 mbps download.

**FLOOD RISK:** Very Low Risk.

**COUNCIL TAX BANDING**

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

**EPC: F****SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

## Directions:

Sat nav will take you to the property. What 3 Words  
///grumbles.cherished.coasting

## Viewing arrangements

Viewing of the property is strictly by appointment only  
through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.