

Roger Parry & Partners

Lyndhurst, Guilsfield, Welshpool, SY21 9NQ





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£485,000

This impressive detached house offers multi generational living with a downstairs bedroom with en suite shower room, 3 further bedrooms with en suite bathroom and family shower room. Having a sitting room with log burner leading to the stunning sun room enjoying views over the gardens, kitchen/dining room with adjacent utility room and cloakroom. A spacious driveway leads to the integral garage and gardens to the rear and side. Internal viewing is highly recommended.

























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







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Approximate total area(1)

226 m²

2435 ft²

Reduced headroom

14.2 m²

153 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

DESCRIPTION
This stunning 4 bedroom detached house edges countryside just steps away from the historical heart of the sought after village of Guilsfield. While being tucked away on the edge of the village it is within easy reach of the village facilities including two village shops, two pubs, a doctors' surgery and a well-regarded primary school, together with a garden centre, café and farm shop and church. The village has a regular bus route and the nearby market town of Welshpool provides a wide range of services, together with a local railway station, while the national rail network is accessible from Shrewsbury. The regional centres of Welshpool, Shrewsbury and Oswestry are all within comfortable driving distance and offer excellent amenities and connectivity to Birmingham, Liverpool and beyond
The versatile accommodation offers the option of multi generation living with a downstairs bedroom with walk in wardrobe and en suite shower room. The spacious accommodation is well presented

ENTRANCE
Composite front door and side window to:

SPACIOUS ENTRANCE HALL
Wooden flooring, radiator, wooden staircase to first floor with useful storage cupboard under.

SITTING ROOM
Wooden flooring, dual aspect with windows to front and French doors to the Sun Room, brick fireplace with inset log burner (A gas pipe is in situ should a gas fire wish to be installed) and 2 radiators.

SUN ROOM
Wooden flooring, windows overlooking the gardens, radiator, 2 double glazed Velux windows and French doors leading out to the gardens.

KITCHEN/DINING ROOM
KITCHEN
Fitted with a range of base cupboards and drawers with granite work surfaces over, matching eye level cupboards with lighting under, stainless steel one and a half bowl sink with mixer tap under a window overlooking the rear gardens, integrated dishwasher, space for range style cooker with extractor hood over, (Gas pipe in situ should the buyer require a gas cooker) cold water pipe and space for an American style fridge freezer, tiled floor and opening to:
DINING AREA
Wooden flooring, 2 radiators, French doors to the gardens and opening to:

UTILITY ROOM
Base cupboards with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, plumbing and space for washing machine, further appliance space, tiled floor, radiator and composite door and window to the side.

CLOAKROOM
Low level W.C, wall mounted wash hand basin with mixer tap and tiled splashback, wooden flooring, radiator, extractor fan and window to side.

DOWNSTAIRS BEDROOM SUITE
Wooden flooring, radiator, window to side door to en suite and:

WALK IN WARDROBE
With hanging and shelf space, radiator and window to front.

EN SUITE SHOWER
White Suite comprising low level W.C, pedestal wash hand basin with mixer tap, the shower cubicle is boarded with shower panels with an electric Grohe shower fitting, radiator, shaver socket, extractor fan, heated towel rail, window to front and fully tiled walls and floor.

LANDING/STUDY AREA
Built in storage cupboard, built in airing cupboard with radiator and slatted shelving, 2 radiators and window to front,

BEDROOM 1
Window to front with views towards woodland, 2 radiators, door to en suite and:

WALK IN WARDROBE
With hanging and shelf space, radiator and window to rear.

EN SUITE BATHROOM
White Suite comprising low level W.C, free standing roll top bath with mixer tap and shower attachment, vanity unit with wash hand basin with mixer tap and cupboards under, fully tiled walls and floor, heated towel rail, shaver socket, extractor fan, tiled display recess and window seat and window to front.

BEDROOM 2
Wood effect flooring, radiator and dual aspect with windows to front with views towards woodland.

BEDROOM 3
Wood effect flooring, radiator, window to side with views towards countryside and door to built in cupboard with hatch to loft with ladder.

SHOWER ROOM
White Suite comprising low level W.C, vanity unit with wash hand basin with mixer tap and cupboards below and to the side, fully boarded shower cubicle with twin heads, heated towel rail, wood effect flooring, shaver socket and window to side.

OUTSIDE

FRONT
Block paving leading to a gravel driveway providing parking for 2-3 vehicles.
Laid to lawn with trees.
Two double weatherproof outdoor electric sockets.

REAR
Mainly laid to lawn with flower and shrub borders, patio entertainment area, outside socket, gate to SIDE with a raspberry bed, gravel path and wide gate to front. Greenhouse. Path and gate to the other side of the property to the front.

GARAGE
Hot and cold water taps, wall mounted Worcester boiler, up and over door, power and light and composite door to Rear.

GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that there is mains electric, drainage and water. Gas central heating. We would recommend this is verified during pre-contract enquiries.
We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low Risk. We would recommend this is verified during pre-contract enquiries.
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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.







Local Authority: Powys County Council
Council Tax Band: G
EPC Rating: C
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:

What3words: ///yield.loops.bitters

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 t o 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 s hould 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 b een 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.