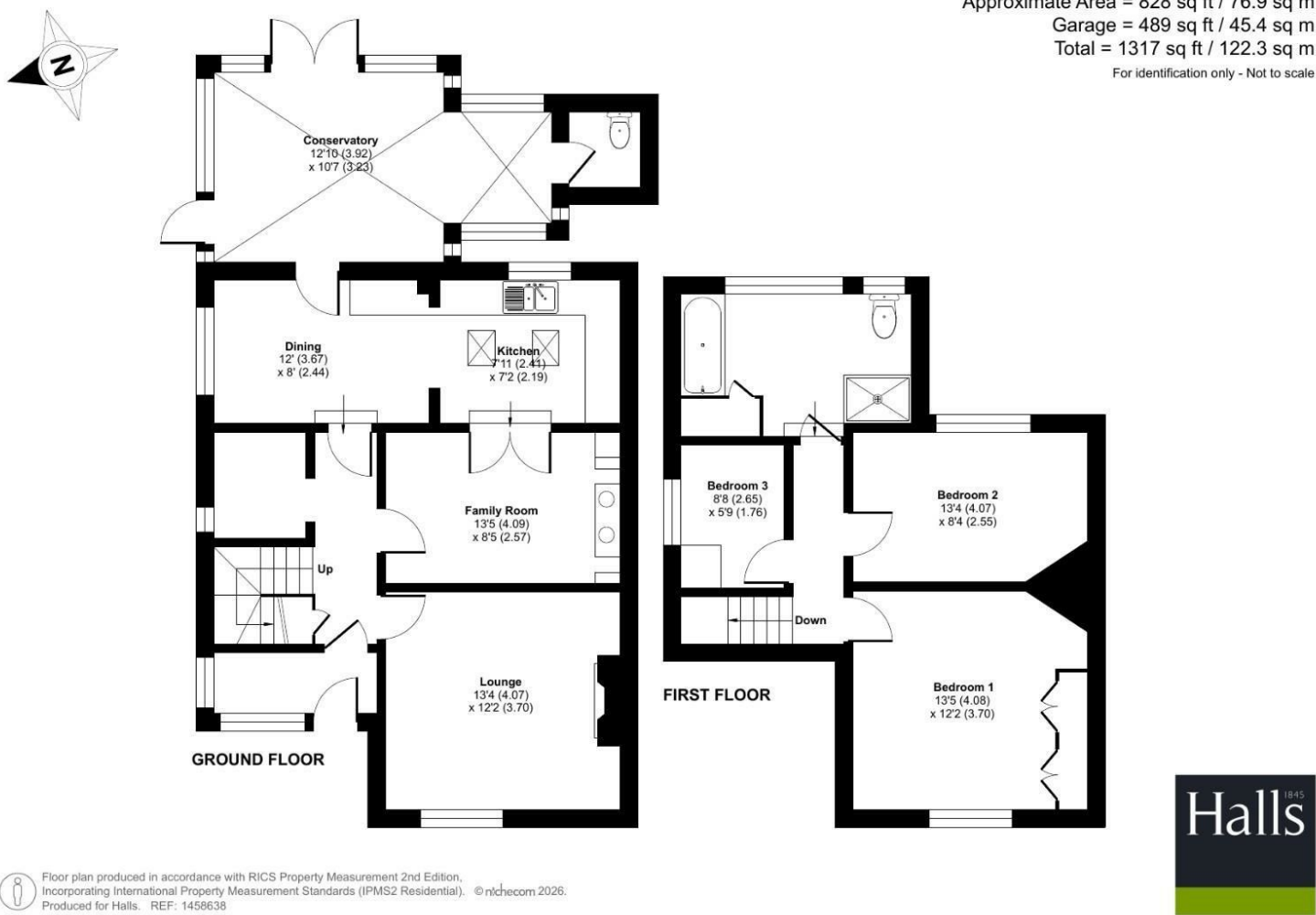


FOR SALE

2 Caeshenkin Kerry, Newtown, SY16 4PW



FOR SALE

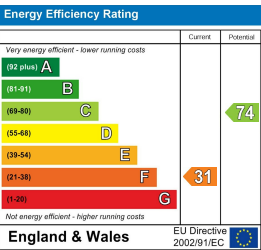
Offers in the region of £375,000

2 Caeshenkin Kerry, Newtown, SY16 4PW

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Beautifully presented two/three bedroom period, semi detached cottage with 3.14 acres of grazing land divided in to three paddocks with two stables, pony shelter, orchard, vegetable garden with soft fruit bushes and raised beds. The accommodation boasts lovely views of the Kerry valley all around and comprises entrance hall, lounge with inset stove, study, extended kitchen/dining room with oak kitchen and Rayburn providing heating and hot water, large conservatory W.C., landing, two double bedrooms and single bed three , extended four piece bathroom. The property has ample off road parking, EV charger, private septic tank and spring water. Viewing essential to appreciate the high specification, views and facilities on offer.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautifully presented period semi-detached cottage
- Set within 3.14 acres of grazing land
- Two/three bedrooms and a spacious family bathroom
- Ample off-road parking
- EV charging point

Situation
Newtown offers a wide variety of local shops, supermarkets, bars, restaurants along with a theatre, museum and gallery. The town is well placed for those commuting with Shrewsbury, Wrexham, Oswestry, Welshpool, Aberystwyth and Llandrindod Wells all being within a commutable distance. The railway station offers easy access to the coast and into Shrewsbury for those commuting. The town is well serviced with a number of junior schools, High School and College along with a leisure centre, cricket, bowls, tennis and rugby club.

Accommodation
This beautifully presented two/three bedroom character cottage has been extended to the rear and boasts fantastic views along the Kerry Valley. The property is approached via a composite entrance door that leads into a useful entrance porch, with double glazed windows to two elevations and glazed door leads into the entrance hall. The Entrance hall has quarry tiled floor, stairs off and a useful understairs storage cupboard, there is a small study area that leads off and doors to the lounge and kitchen. The lounge has an inset Villager stove set on quarry tiled hearth with oak mantle piece and high ceiling.

The kitchen / dining room has been extended, remodelled and refitted with a range of oak fronted wall and base units with inset ceramic sink, while the oil fired Rayburn provides heating and hot water. The dual aspect design fills the room with natural light and enjoys breathtaking panoramic views over the garden, orchard and across the stunning valley beyond, creating a wonderful space to relax and take in the ever-changing countryside scenery.

The elevated conservatory, with double glazed windows to three elevations, provides a bright and airy space to enjoy the garden and far-reaching views. A W.C. leads off, offering added convenience when spending time outdoors, while access is provided via a door into the conservatory.

The landing has three bedrooms leading off two of which have period fireplaces and a smaller bedroom three/study. The extended bathroom is fitted with a four piece suite including walk in electric shower.

Externally
The property has a low maintenance front garden with gated off road parking and turning area to the side, The property is well fenced and has two stables with concrete floor and rubber mats, shed, soft fruit area with seven vegetable beds with gated access to the orchard. There is a nature pond further lawned area and composting area.

The grazing land extends to 3.14 acres and is divided into three paddocks the central one has a field shelter and water.

Services
Mains electricity, private water, private drainage and oil central heating are connected at the property.

The property is on Spring Water
There is a private septic tank at the cottage

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'

Directions
Postcode for the property is SY16 4PW

What3Words Reference is react.warthog.motels

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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 £30 (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