

Ellmar, Leighton, Welshpool, Powys, SY21 8LN

ceiling spotlights

FAMILY BATHROOM

Fully tiled with ceramic tiling, panelled bath, pedestal wash hand basin, low level WC, corner raised shower cubicle with glazed screen and door housing a mains cloudburst style shower, wall mounted storage cupboard with mirror front, ceiling spotlights, wall mounted extractor fan and opaque double glazed window to side elevation

OUTSIDE

The property is accessed off the council maintained road via its own private gated access which leads to the front of the property with a parking area on the right and in turn the driveway leads up to the detached garage.

The gardens are a most notable feature of the property and are situated to the front, side and rear, to the front elevation are a series of raised beds with a fine selection of plants, shrubs and ornamental trees. The larger part of the garden is situated to the side and is divided into 2/3 sections currently with kitchen garden and small paddock area ideal for chickens or domestic livestock. It is neatly enclosed with stock proof fencing, a great place to keep a pig or a couple of sheep.

To the rear of the garage there is a useful timber framed log store and recycling store, private patio paved sun terrace and larger log store to the rear of the kitchen. There are gravelled walkways surrounding the property with timber panelled retaining walls, oil tank, greenhouse, exterior tap and side walkway.

GARAGE

18'2" x 10'1" (5.532M x 3.074M)

Detached garage with up and over garage door, with bonded concrete flooring, light and power laid on, limited loft storage space.

SERVICES

Mains water, electricity, private drainage to a septic tank system,

LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: (01938) 552 828.

TAX BANDING

The property is in band 'F'

VIEWING

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552. Fax :01938 554891. Email: welshpool@hallsgb.com

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FOR SALE

£289,995

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Welshpool, Powys, SY21 8LN

Energy Performance Ratings

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3 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Detached single storey Bungalow
- Generous sized plot
- 3 Bedrooms
- Glorious Views
- Tastefully modernised & extended
- Gardens & Single Garage

DESCRIPTION

Ellmar comprises a highly desirable detached 3 / 4 bedroom bungalow that has been modernised and extended to offer comfortable family accommodation. It occupies an enviable location in an elevated position that commands fantastic views down the Severn Valley and across to Powis Castle and sits on a generous sized plot with additional side orchard/paddock area.

The accommodation is generous and well laid out and provides for a good sized living room, dining room and large breakfast kitchen. The sleeping accommodation comprises 3 larger bedrooms, one snug which could also be used a bedroom 4, for a child or nursery, as well as the family bath and shower room.

Outside the property is accessed off the council maintained roadway via its own private gated driveway. Outbuildings comprise a detached single storey garage, greenhouse, log stores and composting/recycling store. The gardens are a notable feature of the property and have been landscaped to create raised flower and shrub beds with retaining walls as well as a side lawn and rear private patio sun trap. To the side of the main plot is a separately fenced area comprising kitchen garden with raised beds, as well as two further enclosures of pasture currently used for chickens but also suitable for goats or sheep or as a dog run.

The property benefits from full double glazing, and oil fired central heating and an inspection is highly recommended.

SITUATION

The property is situated in the popular rural village of Leighton at the foot of the Long Mountain on the east side of the lower Severn Valley. It benefits from fantastic views including over Powis Castle and down the Severn Valley. Leighton is a short drive from the nearest town of Welshpool (3 miles) and within easy driving distance of both Shrewsbury (20 miles) and Oswestry (17 miles).

Welshpool has a good range of shops, amenities as well as a good bus service, train station and its very own airport. There are a number of local attractions, plenty of places to eat and drink and many opportunities for keen country sports enthusiasts.

DIRECTIONS

From Welshpool take the B4381 towards Leighton. Pass over the by-pass and at the mini-roundabout take the 3rd exit. Proceed for 0.9 miles and at T junction turn right. Proceed for 1.4 miles and turn right and the property is the first on the left close to the junction.

STORM PORCH

With oak front door to;

LARGE ENTRANCE HALL

With laminate wood flooring, recessed ceiling spotlights, double panelled radiator, door to large walk-in cloak cupboard with coat hanging hooks and built in shelving

SITTING ROOM

17'7" X 11'11" (5.363M X 3.619M)

With attractive original floor boards, double panelled radiator, bay window, double glazed windows overlooking the Severn Valley and Powis Castle beyond, TV aerial point, low level brick surround fireplace with

slate hearth and oak mantle over housing cast iron wood burning stove, recessed ceiling spotlights

Archway from main entrance hall to inner lobby with door to;

STUDY/MUSIC ROOM

7'5" x 6'9" (2.254M x 2.066M)

With laminate wood flooring, double glazed window to side elevation, double panelled radiator, this could also be used as a nursery.

DINING ROOM

10'3" X 11'5" (MA X) (3.124M X 3.466M (MAX))

With laminate wood flooring, double panelled radiator, archway and serving area through to kitchen which also doubles as a breakfast bar, recessed ceiling spotlights.

KITCHEN/BREAKFAST ROOM (later extension instructed in 2012)

16'0" x 15'2" (4.883M x 4.626M)

With ceramic tiled flooring, fitted kitchen comprising a large range of marble effect work surfaces with cupboard and drawer space beneath, matching eye level storage cupboards, central storage unit with recess for large American style fridge/freezer unit with plumbing available with cupboards around. Fitted units comprise; 4 ring electric 'Limona' halogen ceramic hob and integral fan assisted oven with grill, integral light and extractor hood, built in dishwasher, single drainer one and a half bowl sink unit with hot and cold mixer tap, ample space for a dining table and chairs, tiling to splash areas, double glazed windows to two elevations, 2x velux roof lights and UPVC double glazed access door to rear elevation, recessed ceiling spotlights, valuted ceiling, breakfast bar through to dining room. Door from kitchen through to;

UTILITY AREA

With marble work surface with recess beneath, space and plumbing for washing machine, wall mounted storage cabinet, access to loft space, also housing the 'Grant' combination central heating boiler with slatted shelving over for drying purposes and storage purposes, double panelled radiator, coat hanging hooks, ceiling mounted extractor fan. Door to;

WC

With low level WC with twin flush, large glass wall mounted wash hand basin with mixer tap, tiling to splash areas, eye level storage cupboard housing the electrical switch equipment, ceramic tiled flooring, double panelled radiator, extractor fan

Bedrooms are accessed off the main entrance hall;

BEDROOM 1

11'11" X 12'7" (3.640M X 3.840M)

With oak flooring, double glazed attractive bay window with far reaching views, radiator, door to built in wardrobe with hanging space, shelf space and storage space, TV aerial point.

BEDROOM 2

11'11" x 9'2" (3.616M x 2.794M)

With carpet as laid, 2 built in wardrobes with shelf and hanging space, double panelled radiator, double glazed window to side elevation with attractive views, ceiling spotlights, TV aerial point.

BEDROOM 3

11'3" X 11'11" (3.440M X 3.626M)

With carpet as laid, door to built in wardrobe with hanging space, shelf space and storage space, double glazed window to side elevation overlooking Leighton Hall, double panelled radiator, television aerial point,