



ASHFIELD, NEWCHAPEL, LLANIDLOES, SY18 6JY

- Traditional Welsh farmhouse in very rural location together with approximately 5.47 acres
- Five bedrooms two reception rooms
- Detached barn arranged on two levels.
- Potential for further improvement.
- Far reaching views
- Energy Efficiency Rating: F28

Offers in the region of £295,000

SITUATION

In a glorious rural setting at the end of a "No Through Road" approximately 3 miles from the popular small town of Llanidloes with its good range of day to day facilities. The whole area is known for its scenery and outdoor pursuits.

DESCRIPTION

Detached character five bedroomed property with scope for further improvement, in an "away from it all location" together with detached barn and approximately 5.47 acres of pasture land, including a small coppice.

DIRECTIONS

UPVC Porch/Conservatory

8'6" x 4'5" (2.59m x 1.35m)
With entrance door, tiled floor

Kitchen

11'5" x 11' (3.48m x 3.35m)
Sink unit, multi fuel wood burning stove (villager) on tiled hearth Electric night storage heater.

Bathroom

4'10" x 8'4" (1.47m x 2.54m)
With bath, pedestal wash hand basin. Airing cupboard with hot water cylinder and immersion.

Separate WC

Sitting Room

15'6" x 17'6" (4.72m x 5.33m)
Inglenook fireplace with large beam over, quarry tiled floor

Inner Hallway

11'7" x 5'9" (3.53m x 1.75m)
Feature beam, night storage heater

Bedroom 1

10'9" x 11'6" (3.28m x 3.51m)

Sun Lounge

10'6" x 15'9" (3.20m x 4.80m)
Single glazed, feature fireplace with ornate brick.

Stairs to first floor landing

Electric night storage heater

Toilet

With WC and wash hand basin.

Bedroom 2

8'7" x 7'10" (2.62m x 2.39m)

Bedroom 3

9' x 6'7" (2.74m x 2.01m)

Bedroom 4

11'4" x 9'4" (3.45m x 2.84m)

Bedroom 5

11'7" x 7'8" (3.53m x 2.34m)

Outside

Good sized lawned garden area to the front with Parking Area
Outbuilding - Timber frame - stone and brick with corrugated iron roof.

Containing:-

Garage 17'7" x 9'4"

Workshop 18' x 12'7" coal bunker .

Stairs to first floor

18' x 13'

Lean to wood store 10'7" x 16'9" with bricked floor

The Land

Amounting to approximately 5.47 acres, of gently sloping pasture land with roadside access, together with a small area of coppice.

Services

Mains Electricity, Private Water and Private Drainage.

GENERAL INFORMATION:

VIEWING

By strict appointment with the selling agents Norman Lloyd on 01686 413 209

TENURE

We understand that the property is Freehold, however prospective purchasers are urged to make their own enquiries through their legal advisors.

NEGOTIATIONS

Prospective purchasers are requested to conduct all negotiations through the Selling Agents.

SERVICES

Please note:- Any services heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

LOCAL AUTHORITY

Powys County Council

RATEABLE VALUE

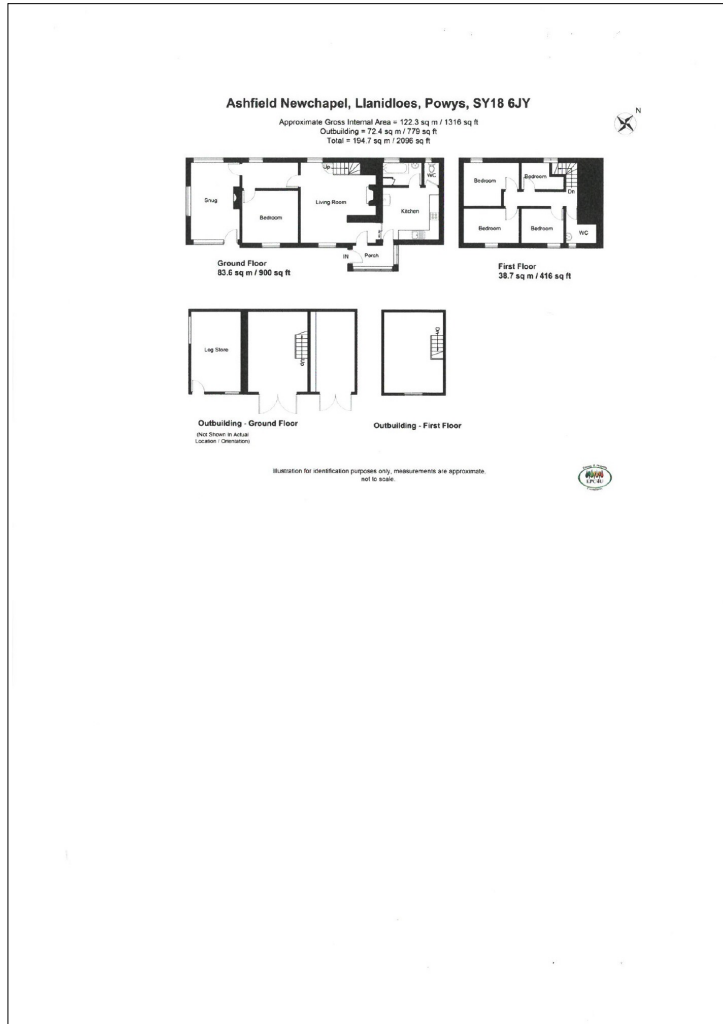
Band E (verbal enquiry only)

INDEPENDENT SURVEYS

If you do not buy or find your ideal home through Norman Lloyd, we are able to offer RICS Home Buyers' Survey and Valuation Reports carried out by experienced qualified staff.







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