

FOR SALE



Gaer, Llanfair Caereinion, Welshpool, Powys, SY21 0DG

Louvred doors to Airing Cupboard with slatted shelving for drying purposes.

OUTSIDE

The property is approached via its own private driveway leading to a large parking and turning area, with paddocks to either side. Gravelled patio area to side. Car Port to front (5.79m x 4.66m)

ATTACHED DOUBLE GARAGE

With up and over garage door, light and power laid on, concrete floor, windows to side and rear elevations.

3 BAY MULTIPURPOSE BUILDING

69'6" x 19'5" (21.18m x 5.93m)
Detached of concrete block with concrete floor and light and power laid on, exit doors to either end. 1 bay currently used as a loose box, 2 bays used as storage.

NB: Part of the roof blew off in the recent strong winds. This is being repaired under the Insurance Policy.

BLOCK OF WARWICK TIMBER STABLES

Purpose built L shaped stables including 4 stables
1 foaling box
1 tack room
Concrete area to front, light, power and water laid on.

BARN

48'9" x 18'7" (14.87m x 5.67m)
Of concrete block and timber framed with galvanised iron roof, with specialist 'Hippo' tiled flooring system, comprising loose housing and storage area.

Adjoining is a;

LOWER LEVEL STORE ROOM

19'4" x 18'7" (5.89m x 5.67m)
With access door to side paddock.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested.

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

WEBSITE

Please note that all of our properties can be viewed on the following websites.
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FOR SALE

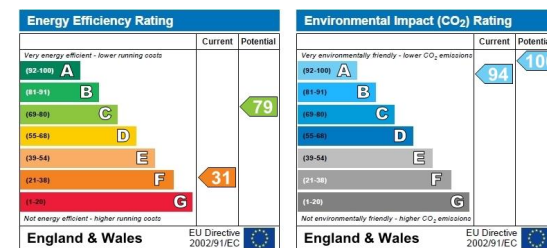
Price guide £395,000

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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 Ratings



A charming detached 4/5 bedroom property with useful outbuildings situated in a delightful rural location enjoying unspoilt countryside views and set in approximately 8 acres. Current EPC Rating - F



01938 555 552

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1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Equestrian smallholding
- 4 bedroom family home
- Useful range of equestrian outbuildings
- Paddock land extending to just over 8 acres
- Private, secluded location
- Fantastic views

DESCRIPTION

Gaer comprises a highly desirable equestrian smallholding set in a glorious elevated, yet flat location with beautiful far reaching panoramic views.

The property comprises a substantial family home with generous and adaptable accommodation over two floors. On the ground floor is a large open plan living and dining room, large kitchen breakfast room, utility room and a further reception room/bedroom 5 with an en-suite W.C. This room can be used as a bedroom, snug/study or an office for those who want to work from home. On the first floor are 4 bedrooms and a family bath and shower room.

Outside the property is accessed off the Council maintained road via it's own gated private driveway which leads up to a generous parking and turning area. The property boasts a useful range to include attached garage, with light and power laid on. Purpose built block of stables with 3 standard size stables and a foaling box and tack room. Loose housing building with specialist rubber flooring, and a further building used for storage and stabling. The last mentioned building has suffered some storm damage fin the recent strong winds, but this damage will be repaired prior to completion and is currently being dealt with by the vendors insurance company. The property extends in all to just over 8 acres and the land is divided into convenient sized enclosures and is well suited to equestrian use or that of small scale livestock farming.

Interested parties will see on the boundary plan a square shaped enclosure on the field to the west of the house. This is a scheduled ancient monument of a Roman Fortlet and it is protected by CADW. The agents strongly recommend an inspection to appreciate all that is on offer.

SITUATION

The town of Llanfair Caereinion has shops serving everyday needs, full-time post office, part-time library, Church/Chapels, playgroup, leisure centre and highly regarded Primary and Secondary Schools. The larger market towns of Newtown and Welshpool are within easy daily travelling distance and offer increased shopping, leisure and educational facilities along with good road and rail links to Shrewsbury, Birmingham and London. The property is just one hour from the West Wales coast.

THE DIRECTIONS

From Welshpool off the A458 over the bridge and into Llanfair Caereinion. Proceed up the street and bear right up the hill. Take the left hand turn onto Watergate Street B4389 and continue, leaving the town and proceeding up the hill, after 1.1 miles turn left at the crossroads. Proceed for 0.3 miles and turn right. The property is the second on the right and is illustrated by a Halls For Sale sign.

The internal accommodation in more detail comprises;

Front Entrance Door to

OPEN PLAN LIVING AND DINING ROOM

29'0" x 13'9" (8.84m x 4.19m)

With carpet as laid, double glazed windows to front and rear elevation, exposed brick fireplace housing a large cast iron wood burning stove, three radiators, exposed beams

Open tread staircase off to first floor landing and up to kitchen level

GROUND FLOOR BEDROOM

14'1" x 13'8" max (4.3m x 4.17m max)

With carpet as laid, double glazed windows to front elevation, two radiators, coved ceiling

EN-SUITE

With W.C., wash hand basin, radiator and partly tiled walls

KITCHEN/BREAKFAST ROOM

23'8" x 12'10" (7.22m x 3.92m)

With an extensive range of solid Oak work surfaces with cupboard and drawer space beneath, single drainer 1½ bowl sink unit with hot and cold mixer tap, matching range of eye level storage units with fitted lighting beneath, space for electric cooker, 'Klover Pellet' burning range (connected to RHI, exposed ceiling timbers, ceramic tiled flooring to kitchen area, carpet as laid to breakfast area, two double glazed windows to front elevation with glorious views, tiling to splash areas.

Door to

UTILITY ROOM

With large double glazed window to side elevation, ceramic tiled flooring, granite effect work surface with stainless steel 1½ bowl single drainer sink unit with hot and cold mixer tap and storage cupboards beneath, space and plumbing for dishwasher and washing machine, louvred door to built in cupboards and W.C. Door to front elevation.

FIRST FLOOR LANDING

With carpet as laid, landscape window to rear elevation, radiator.

BEDROOM 1

15'10" x 14'2" max (4.82m x 4.32m max)

With carpet as laid, double glazed window to front elevation with lovely views, radiator.

EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C., pedestal wash hand basin, fully tiled walls, double glazed windows to rear elevation.

BEDROOM 2

13'1" x 10'4" (3.99m x 3.14m)

With carpet as laid, double glazed window to front elevation, radiator, inspection hatch to loft space.

BEDROOM 3

9'10" x 8'7" (3.00m x 2.62m)

With carpet as laid, double glazed window to front elevation, radiator.

Steps up to

BEDROOM 4

13'9" x 9'8" (4.18m x 2.94m)

With carpet as laid, double glazed window to front elevation with attractive views, radiator.

FAMILY BATHROOM

With carpet as laid, panelled bath with electric wall mounted shower over, glazed shower screen, low level W.C., pedestal wash hand basin, opaque double glazed window to front elevation, upright heated chrome towel rail, 'Sunnyboy' control panel for the photovoltaic solar panel equipment and pressured hot water cylinder.