



MORRIS MARSHALL & POOLE

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www.morrismarshall.co.uk



Brook Cottage, Mochdre Lane, Newtown, SY16 4JF



- Detached Country Cottage in spacious plot • Attractive setting with brook adjacent • Entrance Hall, Lounge, Study, Dining Room, Kitchen, Bathroom • 3 Bedrooms over two further floors, Bathroom • Large Workshop/Formal Garage • Solid fuel heating via new "Ecoboiler" woodburner • Spacious garden grounds with level lawn and seating area • EPC - F(36) •



£219,950

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

On the Ground Floor

Entrance Hall part glazed entrance door, radiator, beamed ceiling. 3-branch centre light, staircase to first floor.

Lounge 6.06m x 5.02m (19'11" x 16'6") (maximum), new solid fuel "Ecoboiler" woodburner in large inglenook fireplace, beamed ceiling, wall shelves, exposed timbers, 2 wall lights, 2 radiators, bow window to front, window to rear, 2 double wall cupboards (one with electric meter and fuse box).

Study 3.86m x 2.30m (12'8" x 7'7") double glazed window to front, radiator.

Bathroom 2.40m x 2.16m (7'10" x 7'1") panelled bath with electric shower over, pedestal washbasin, WC low suite, radiator, double glazed window to rear.

Kitchen/Dining Room 6.13m x 3.11m (20'1" x 10'2")
Kitchen area fitted with oak coloured base, drawer and wall units with work surfaces over, 1½ bowl inset sink unit, integral 4-ring gas hob (via bottled gas), integral electric oven and grill, Breakfast Bar with cupboards under, glazed display cupboards over, double glazed window to rear, striplight, recess with base cupboards and inset ceiling lights, tiled floor, tiled wall surrounds.

Dining Room with patio door to front, radiator, 2 wall lights, 3-branch centre light.

Inner Hall/Storage Area door to Garage/Workshop.

On the First Floor

Landing staircase to second floor, understairs cupboards.

Front Bedroom (1) 4.13m x 3.81m (13'7" x 12'6") radiator, built-in wardrobe with louvre doors and shelves, alcove recess with shelves.

Bathroom 3.48m x 2.15m (11'5" x 7'1") panelled bath with shower mixer over, pedestal wash basin, WC low suite, radiator, shaving socket, tiled surrounds.

On the Second Floor

Landing

Front Bedroom (2) 4.56m x 3.06m (15'0" x 10'0") radiator, range of built-in cupboards, 2 windows to front, 2 wall lights.

Rear Bedroom (3) 4.29m x 3.17m (14'1" x 10'5") radiator, window to rear, lights.

Outside

Adjoining Garage/Workshop 6.49m x 4.07m (21'4" x 13'4") pedestrian front access door power points and lighting.

Private road with gated access leads to parking and turning area with level lawn adjacent.

Side pathways lead to enclosed rear lawn with decked seating area. Outside light.

Stream running along the boundary with access down to the same.

Services

Electricity, water and drainage.

N.B. The services, flues and appliances have not been tested and no warranty is provided with regard to their condition.

Council Tax

Band 'F' (online enquiry).

Tenure

Freehold.

Energy Performance Certificate (EPC)

A full copy of the EPC is available on request or from our website.

Viewing

By appointment with the Agents.

Directions

Leave Newtown along Llanidloes Road. At the Coleg Powys/Theatr Hafren roundabout, take the first exit and the second exit at the next roundabout. Pass the College Farm and pass over the bridge, turn left sign posted Brook Mill in to the 'No Through Road'. Bear left opposite the row of terraced properties onto the private drive which leads to the property.

Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill.

Website

To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

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