



Deep Cutting Barn
Pool Quay, Powys

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Pool Quay, Welshpool,
Powys, SY21 9LL

A beautifully presented, superbly situated detached Barn Conversion; with far reaching views, set within 1.04 acres of attractive gardens.

- 3 reception rooms, including garden access, utility room
- kitchen/breakfast room, with quality fitted kitchen & granite surfaces
- Most impressive living & dining room, with vaulted ceiling & central inglenook fireplace
- Master bedroom with en-suite
- 3 further bedrooms, family bath & shower room.
- Attractive mature gardens, raised beds, and borders
- Double garage with electric doors
- Twin gated entrance driveway, sweeping tarmac driveway and parking.
- Set in Approx. 1.04 Acres.

Guilfield 2m | Welshpool 5m | Oswestry 10m |
Shrewsbury 18m | Newtown 20m | Church
Stretton 29m | Chester 37m



Situation

Deep Cutting Barn is a well-positioned, substantial detached barn conversion overlooking the breath taking local countryside with views to the Breidden Hills. The property is set away from the B4392 road with excellent access via a sweeping tarmac driveway. The property is located just outside the popular village of Guilsfield, with a range of local amenities including a primary school, doctors' surgery, a village shop and Post Office, and two public houses.

The property is a short distance from the popular town of Welshpool with a broad range of convenient amenities including supermarkets, local shops, services & mainline train station providing good access to Chester / Shrewsbury and beyond. The property is within a short distance of highly regarded private schools including Shrewsbury School, Shrewsbury High School and Oswestry School, as well as several good state schools including Welshpool High School and Mary Webb School. There are a good range of preparatory and primary schools locally.

Description

Deep Cutting Barn is accessed via three reception rooms; the front entrance with a traditional oak frame open porch from the front garden, the double doors into the original barn wing, or the side entrance from the driveway which leads into the utility room. The utility room consists of work surfaces and wall mounted units, with plumbing for laundry appliances. There is a traditional Belfast sink and draining board. The kitchen/breakfast room consists of a good sized area with traditional country tiled flooring, and a tasteful bespoke fitted kitchen, consisting of wall units, display cabinet, and cupboards. The kitchen is fitted with a high quality granite work surface, traditional sink unit, inbuilt





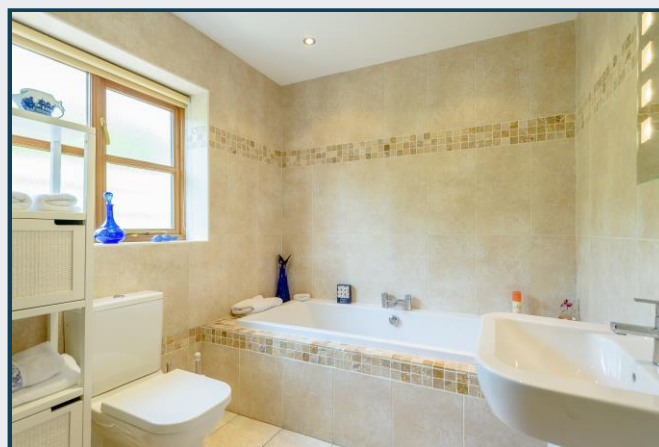
appliances (dishwasher/fridge) and a Range Master oven with convection hob and extractor. There is recessed spot lights and a view towards the entrance of the property.

The main living/sitting room is most impressive feature room, sitting at the heart of the house, with a superb infiltration of natural light via the multiple windows and French doors; these also provide tremendous rural views across the gardens, countryside and the Shropshire Hills including Rodneys' Pillar & Long Mountain.

The room has authentic oak flooring throughout, a feature central inglenook fireplace, vaulted ceiling & the French doors lead out on to the large patio & Gardens that surround the house.

From the hallway, is the family bathroom, with a fitted bath & W/C, a large walk in shower and a dual powered towel rail.

Leading on, the Master Bedroom has oak flooring throughout, and benefits from an en-suite bathroom and built in wardrobe storage, with a view to the rear garden. The second double bedroom has traditional oak flooring & doors, with good room for storage and wardrobes. The third bedroom is also a double, with French windows leading out to the patio area.



Further on, the guest suite in the original barn boasts double French windows also leading out to the garden, which leads upstairs to a mezzanine type bedroom area. This area is self-contained and spacious with good lighting. This area could easily be adapted to form a self-contained living area if required.

Outside

Deep Cutting Barn boasts an attractive range of lawns and garden areas which surround the property. The beautifully presented gardens consist of raised borders, trees and shrubberies; as well as an excellent decking and patio area for entertaining.

The sweeping tarmac driveway leads to a spacious parking and turning area, and dual-bay garage. This is accessed via electric-controlled gates and a side pedestrian door opposite the utility room entrance to the house.

Services

The property has oil fired central heating with a discreetly located bunded oil tank to the rear of the garage. The property is supplied by mains water and electricity and has a septic tank. The local Authority is Powys County Council. The EPC is rated D

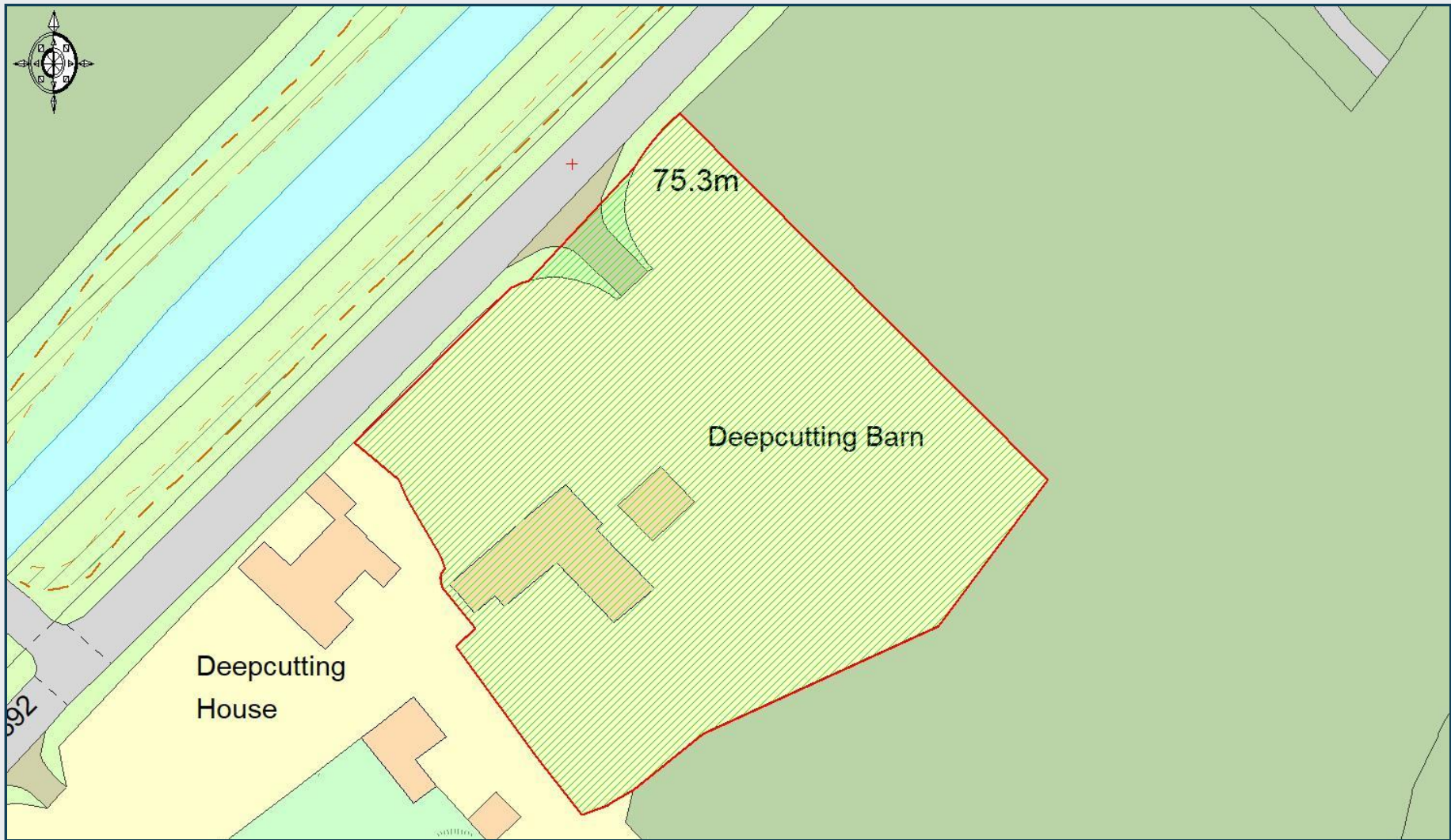
Directions

Welshpool, take the left turning off the A483 on to the B4392. After passing through the village of Ardleen, the property will be found approximately two miles on the left, via twin wooden gates and brick signed entrance, set well back from the road.

Viewings

Strictly by prior appointment with the sole agents Jackson Property on 01743 709249.





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