



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

[www.morrismarshall.co.uk](http://www.morrismarshall.co.uk)



## Bryncwmnant, Kerry, Newtown, SY16 4DU

- A countryside cottage just over 2 miles from the centre of Newtown • Private location • Conveniently surrounded by its own land extending to 7.86 acres (3.180 ha) • 3 Bedroom accommodation would benefit from refurbishment • Opportunities to extend, improve and create an outstanding smallholding in a convenient location • Southern aspect • Equestrian and Storage Building • Pasture, Woodland and Stream • EPC - F(26) •



# £350,000

Newtown Office 01686 626160 [newtown@morrismarshall.co.uk](mailto:newtown@morrismarshall.co.uk)

## Introduction

Morris Marshall & Poole with Norman Lloyd have been favoured to offer for sale by private treaty an outstanding rural property known as Bryncwmnant, Kerry, Newtown. The cottage is a traditional brick built 3 bedroom cottage which could be refurbished and redecorated to provide an attractive 3 bedroom family home. Bryncwmnant has an idyllic location being a short distance from the Council road but with good privacy provided by a wooded area and its own paddock to the front of the cottage. The property has an almost true south aspect gaining good levels of sun throughout the day.

A scheme of enlargement and rebuilding would provide an outstanding rural smallholding just over 2 miles from the centre of Newtown.

There is 7.86 acres (3.180 ha) in total in five fields and a very useful stabling or livestock and storage building. A small area of woodland provides privacy and amenity.

All in all this is a very rare property, conveniently situated in a private location.



Bryncwmnant is a brick built cottage under slated roof. The cottage requires refurbishment and redecoration and currently comprises:

## On the Ground Floor

**Entrance Porch** With plumbing for washing machine.

**Kitchen/Dining Room** With woodburner, fitted base and wall units with work top surface, stainless steel sink, tiled floor, window to side aspect.

**Living Room** With tiled fireplace with open fire, built-in understairs storage cupboard, panelled radiator, tiled floor, windows to front and rear aspects.

**Entrance Hall** Staircase to first floor, panelled radiator, tiled floor.

## On the First Floor

**Landing** With panelled radiator, built-in airing cupboard with hot water cylinder, window to rear aspect.

**Bedroom (1)** Access hatch to loft, panelled radiator, window to front aspect.

**Bedroom (2)** Built-in wardrobe, panelled radiator, window to front aspect.

**Bedroom (3)** Panelled radiator, window to front aspect.

**Bathroom** Comprising WC low suite, wash basin, panelled bath, panelled radiator.

## Outside

There are gardens to front, side and rear of the property together with a front parking area. There is ample scope to alter, improve and enlarge the amenity grounds with the cottage.

**Building** 90'0" x 20'0" (27.43m x 6.10m)

Located to the side of the cottage is a very useful modern steel frame and concrete block equestrian building which could be used for the storage of fodder, livestock and equipment and general goods. There are a number of access doorways into the building which makes it accommodation very flexible and useful for a variety of purposes. There are 3 bays of the 6 bay building which have loft storage in addition to the ground floor working area.



## The Land

Bryncwmnant and land is accessed from a hardcore roadway from a minor Council road and the roadway travels through a paddock which lies to the front of the property. In addition to this



paddock, are 4 other conveniently sized and shaped grazing paddocks with an area of woodland with stream. In total the land extends to 7.86 acres (3.180 ha) including the cottage and building.

### Services

Mains electricity and water connected.

Private septic tank drainage.

Oil fired central heating.

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

### Council Tax

Band 'E' (online enquiry).

### Tenure

Freehold.

### Energy Performance Certificate (EPC)

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

### Viewing

Strictly by appointment with the Agents.

### Directions

From Newtown follow the A489 towards Kerry, just after the top of the Vastre Bank turn left towards Llanmerewig and Bryncwmnant is found after a short distance on the left hand side and indicated by the Agent's For Sale signs.

### Money Laundering

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

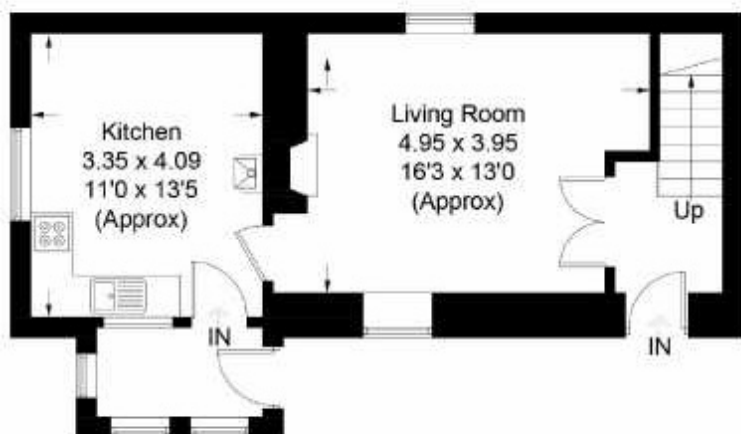
To view a complete listing of properties available For Sale or To Let please view our website [www.morrismarshall.co.uk](http://www.morrismarshall.co.uk) Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

### **Morris Marshall & Poole with Norman Lloyd**

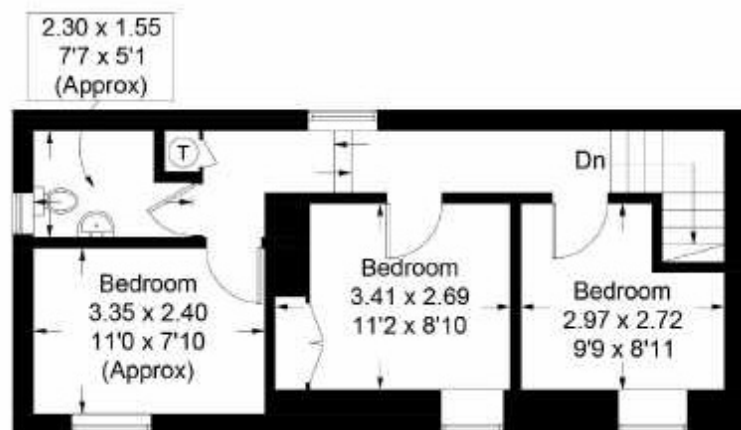
Tel. 01686 626160

Ref: 2018/S TEE 08/18

Approximate Gross Internal Area 81.4 sq m / 876 sq ft



**Ground Floor**  
42.7 sq m / 460 sq ft



**First Floor**  
38.7 sq m / 416 sq ft

Illustration for identification purposes only





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BRYNCWMNANT  
KERRY, NEWTOWN  
POWYS, SY16 4DU

For Identification Purposes Only  
Not to scale

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