



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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Estate Agents

Established 1862

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Bryn Coch, Carno, Caersws, SY17 5JS

- Detached Welsh Cottage situated in secluded spectacular rural location with panoramic views • Enjoying isolation, an ideal property for those looking for an escape or retreat • Village of Carno is 1.5 miles away • The accommodation has been refurbished, extended & greatly improved by the current owner • Maintaining a wealth of character with inglenook, Large picture windows • Sun Room, Kitchen/Breakfast Room, Study Area, Sitting Room, Cloakroom & WC, Utility • 3 Bedrooms, Bathroom, Shower Room • Situated in grounds of 0.75 of an acre with seating areas, lawn, well stocked flower & shrub borders, Workshop • Viewing Recommended • EPC - E (39) •



£345,000

Newtown Office 01686 626160 newtown@morrismarshall.co.uk

Foreword

The current owner has refurbished the property throughout to high specifications including solid oak flooring, UPVC double glazing, Solidoors front and back doors, security shuttering to some windows, plantation blinds to some windows, new fitted carpets, new fitted kitchen with granite worktop surfaces, new bathrooms and furnishings, exposed stone walls and beams.

The property is situated in a most pleasant garden plot ideal for those looking for a very well appointed property in a stunning location in the heart of the Mid-Wales countryside.

Village of Carno is 1.5 miles away with Primary School, Village Shop/Post Office, Public House & Places of Worship, Machynlleth 29 miles, Newtown 13 miles, Caersws 7 miles.

The accommodation comprises:

On the Ground Floor

Sun Room 3.98m x 3.13m (13'1" x 10'3") vaulted ceiling, half UPVC glazed stable door, oak flooring, triple window aspect to garden views, plantation blinds to two windows, wood burning stove, wall light, French doors through to Kitchen/Breakfast Room.



Kitchen/Breakfast Room 6.85m x 4.52m (22'6" x 14'10") modern fitted units comprising base, drawer and wall units with red granite worktop surfaces, two basket drawer, butler sink, built-in double oven, oak flooring, large picture window to views over the bridge, stream and surrounding countryside, 2 storage heaters, multi fuel Rayburn which heats the hot water, 2 storage heaters, security shuttering to two large windows, freestanding fridge freezer, central island.



Inner Hall/Study Area 3.01m x 3.84m (9'11" x 12'7") (max) rear staircase to first floor, understairs cupboard, 2 wall lights.

Sitting Room 3.12m x 4.46m (10'3" x 14'8") (max) multi fuel wood burning stove in large stone inglenook with oak beam over, two carriage lanterns, vaulted ceiling, exposed beams, exposed crook frame, storage heater, 3 windows two with window shutters, exposed stone wall.



Shower Room glazed block shower cubicle, storage heater.

Cloakroom WC, washbasin with cupboard under.

Utility Room/Side Entrance plumbing for washing machine, Belfast sink, tiled floor, side entrance door, exposed stone wall.

On the First Floor

Landing radiator, airing cupboard, access to loft.

Front Bedroom (1) 4.57m x 3.05m (15'0" x 10'0") radiator, storage heater, large picture enjoying views over the surrounding Welsh countryside, range of wardrobes with sliding door, 2 wall lights.



Side Bedroom (2) 2.94m x 2.95m (9'8" x 9'8") 2 wall lights.

Rear Bedroom (3) 3.47m x 2.45m (11'5" x 8'0") storage heater, built-in cupboard

Bathroom white suite comprising washbasin with cupboard under, WC, panelled bath, part panelled walls, pair of wall mounted lights, oak flooring, heated radiator/towel rail.

Outside

The property is situated in a good sized garden plot extending to approximately 0.75 of an acres and borders a stream and is situated in an idyllic rural setting with no visible neighbours. Bridge leads over the stream to the grounds of the property which is enclosed with fencing.



Tenure
Freehold

Viewing
By appointment with the Agents.

Directions
From our office in Newtown proceed on the A489 towards Llanidoes and after approximately 6 miles, before the railway crossing turn right onto the A470 signposted Caersws. Proceed through the village of Caersws and on entering the village of Carno proceed past the Spar Shop on the right hand side, take the next left turning up Winllan Lane. Proceed on this road for 0.7 mile and on the sharp left bend with the green salt box turn right, continue on this road for 0.4 mile to a gate across the road signed " Wylfa" which is by Bardy House, there is a white stone cottage, proceed through the wooden gate along a track with tepees on the left hand side. Proceed through the next metal gate and continue on this road taking the next left fork, continue over the bridge 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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Ref: 2019/S AHT 06/19

The driveway and parking area with stone walling, outside lighting, patio area enjoying stunning views.
Side steps up to sloping rear garden with a potential area for hot tub, polytunnel (under construction), apple and fruit trees, flowers and shrub borders.
Store shed/Workshop, 2 fuel stores.

Services
Mains electricity, Private water supply. Private drainage.
Part electric storage heating with Rayburn which also heats 2 radiators and the hot water with Emersion heater.
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).

BRYN COCH, CARNO, CAERSWS, POWYS, SY17 5JS



Approx. Gross Internal Floor Area 1452 sq. ft / 134.92 sq. m
Produced by Elements Property



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