





Coppice Barn Pool Quay, Welshpool, Powis, SY21 9JY
Offers In The Region Of £150,000

An excellent opportunity to acquire a barn conversion in Pool Quay, a popular location just a short drive from the market town of Welshpool. The barn has an approved planning permission (23/1619/FUL) for conversion into a three bedroom dwelling, on a generous plot, offering over 1600sqft of living space.



Description

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Accommodation briefly comprising; an entrance hallway, a living room, kitchen/diner, a utility room, a downstairs shower room, three double bedrooms, an ensuite and a family bathroom. The plot is designed to include impressive gardens and a large driveway with parking and space for turning.

Located at the end of Coppice Lane, the property has an attractive rural setting, whilst being conveniently located for access into Gwilsfield and the Montgomery canal footpath, providing walking routes to Oswestry and Welshpool. The nearby A483 can be accessed within a short drive and provide routes towards Oswestry and Welshpool.

Directions

From Welshpool take the A483 North and take the second exit at the roundabout signposted towards Oswestry and Four Crosses. Continue for approximately 3.5 miles and take a lefthand turn onto Coppice Lane. Take another lefthand turn at the fork in the road, and continue on Coppice Lane for approximately 0.5 miles and the barn is on the righthand side.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority:

Council Tax Band:

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.