





Pound House Leighton, Welshpool, SY21 8JB
Offers In The Region Of £450,000

Pound House is a beautiful character cottage retaining original features and being situated near the top of Long Mountain close to the England, Wales border having stunning far reaching countryside views over the Shropshire Hills. This property has been within the family for over 50 years and in brief the accommodation affords; Entrance hall, kitchen, living room, bathroom and laundry room. To the first floor are three double bedrooms. Externally the plot extends to approx 1.5 acres and has a variety of stone built stores, workshops, garage and shepherds hut. The gardens have been well maintained beautifully with well stocked borders along with an adjoining paddock and parking area.



LOCATION

With easy access to Welshpool (3 miles), Oswestry (10 miles) and Shrewsbury (13 miles). Welshpool offers shopping, leisure facilities, golf club, train station, doctors, vets and dentists. It offers a diverse range of inns, restaurants and cafes and is steeped in history including the infamous Powys Castle.

ENTRANCE

7'1 x 4'9 (2.16m x 1.45m)

Through hardwood door, with tiled flooring, window to the side, ceiling light and doors off too accommodation.

HALLWAY

6'11 x 16'11 (2.11m x 5.16m)

Continuation of tiled flooring, under stairs storage, beams to ceiling, window to the front with lovely views over the garden and beyond, and stairs to first floor.

BATHROOM

8'8 x 5'9 (2.64m x 1.75m)

Fitted with panelled bath, vanity unit with wash hand basin, and low level WC. Part tiled walls, electric radiator, window to the rear and ceiling light.

LIVING ROOM

12'7 x 14'9 (3.84m x 4.50m)

A room full of character with open Inglenook fire place with stone detailing, beam mantel and inset wood burner, window to the front with beautiful views and deep sills, beams to ceiling, radiator, built in corner cabinet and ceiling light.

KITCHEN

8'4 x 14'3 (2.54m x 4.34m)

Cottage style kitchen fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below the rear facing window, void for appliances, AGA, and tile flooring. There is a breakfast area with windows looking out to the front and side aspects, exposed stone wall, and dooring leading to the rear.

LAUNDRY ROOM

5'6 x 4'11 (1.68m x 1.50m)

Fitted shelving, window to the rear, tiled flooring, ceiling light and void for appliances.

FIRST FLOOR**LANDING**

7'1 x 16'1 (2.16m x 4.90m)

Spacious landing with built in storage cupboards, ceiling light, and window to the front. Doors off too;

BEDROOM ONE

10'9 x 14'9 (3.28m x 4.50m)

Double room with wood flooring, window to the front with beautiful views, ceiling light and feature fireplace. There is an opening into a cloakroom with low level WC and wash hand basin.

BEDROOM TWO

8'8 x 11'2 (2.64m x 3.40m)

Double room with window to the rear, Velux, loft hatch, electric radiator and ceiling light.

BEDROOM THREE

8'2 x 14'4 (2.49m x 4.37m)

Double room with wood flooring, windows to the front and side with countryside views, beam to ceiling and ceiling light.

EXTERNAL**GARDENS**

The gardens to Pound house have been landscaped and well maintained to offer lawn areas, vegetable plots, flower beds, enclosed with stone walling and fence to boundaries. There is a shepherds hut, and the garden totals approximately 0.5 acres.

PADDOCK

Adjoining paddock totalling 0.96 acres mainly grassed with some trees and wildflowers, enclosed by fencing. With its own entrances accessed from the driveway.

STONE OUTBUILDING**STORE ONE**

8'2 x 18'8 (2.49m x 5.69m)

Stone built with original features, door, and window to the rear. Leading through too;

CARPORT

9'11 x 17'8 (3.02m x 5.38m)

Opening to the front for vehicle access, ceiling light and door into;

STORE TWO

7 x 8 (2.13m x 2.44m)

Two windows to the rear.

GARAGE & WORK SHOP

The garage has double doors to the front, there is a side pedestrian door which then

GARAGE

15'6 x 14'11 (4.72m x 4.55m)

With wooden double doors opening onto the driveway, and two pedestrian doors on the side. Door into

WORKSHOP

15'4 x 7'4 (4.67m x 2.24m)

Windows to the side elevations, work surfaces, power and lighting.

WORKSHOP

15'11 x 17'2 (4.85m x 5.23m)

Partitioned from the workshop - with window to the side and door back into the garage.

STORE

7'11 x 7 (2.41m x 2.13m)

With window and door into;

STORE

8'5 x 7'5 (2.57m x 2.26m)

Fitted cabinet and window.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric is connected. The heating is part oil and part electric. There is a septic tank for drainage. The vendors have advised the selling agents that the water is gravity fed from a spring. We understand the Broadband Download Speed is: Standard 1 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



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:**

Head out of Welshpool, from the Buttington roundabout take the A458 towards Shrewsbury/Trewern, proceed over the bridge and take the second right turning onto Welsh Harp Hollow. Proceed on this road for some time. When you proceed the top, at Long mountain there is a staggered cross roads, proceed over continuing straight.

You will pass Rhos Farm barns on your right, after approximately 0.4 of a mile there is a track on the left leading down to Pound House.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.