





The Barn, Maesmawr, Caersws, SY175SB

£480,000

An impressive barn conversion set in a delightful courtyard setting offering 4 bedrooms, 3 bathrooms and open plan kitchen/dining/reception along with a further sitting room with doors leading out to the generous well stocked gardens. Additional paddock of approximately 1 acre or thereabouts, garage and allocated parking.

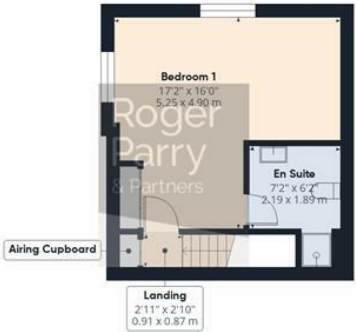




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

1699 ft²
157.9 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

This delightful home welcomes you into sun filled rooms with a wealth of windows affording beautiful views of garden, fields and hills. It's like living in a picture of ever changing beauty. Nestled within a private courtyard, this impressive attached barn conversion offers a unique blend of character and modern living. Tastefully renovated, the property retains superb original features throughout. The principal living accommodation is conveniently located on the ground floor, comprising an open-plan kitchen/dining area, utility room, and a spacious lounge. Three well-proportioned double bedrooms, including one with ensuite facilities, and a family bathroom complete the ground floor layout. Ascending to the first floor, you'll discover the principle bedroom with its own ensuite bathroom. Outside, the property boasts a delightful rear perfume garden, enhanced by a Welsh oak pergola, a detached garage, and a one-acre paddock. This exceptional property offers a rare opportunity to enjoy rural living in a truly stunning setting.

ENTRANCE

Wooden front door to:

ENTRANCE HALL

Having a part tiled floor with contrasting strip leading to carpet. Door to:

CLOAKS CUPBOARD

This was originally a cloakroom and the plumbing is still in place.

OPEN PLAN KITCHEN/DINER/RECEPTION

A truly impressive room with high ceilings and exposed beams The kitchen area was designed by the current owner for keen cooks and is fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, plate rack, white ceramic sink with mixer tap and part tiled splash backs and a window overlooking the rear gardens. Rangemaster cooker with extractor hood over, integrated dishwasher and wine fridge, larder cupboard and central island with breakfast bar. The kitchen area opens out to the dining and sitting area with picture windows to the front gardens with views towards open countryside. Feature freestanding wood burner with slate hearth and an exposed brick wall behind. Door to the sitting room.

UTILITY ROOM

Fitted with base cupboards with work surfaces over, wall cupboards, sink with mixer tap and plumbing and space for a washing machine and tumble dryer.

SITTING ROOM

This large and bright dual aspect room has patio doors and a picture window to the rear gardens. Radiator, inset ceiling lights and a wooden fire surround. Staircase to the first floor with a storage cupboard under.

Leading from the hallway:

BEDROOM 2

Built in triple wardrobe, radiator and picture window with window seat and drawers which enjoys views to the front aspect towards open countryside. Door to:

EN SUITE SHOWER

White suite comprising low level W.C., pedestal wash hand basin with mixer tap and tiled splashback and fully tiled corner shower cubicle. Heated towel rail and tiled floor.

BEDROOM 3

Radiator and a window to the rear overlooking the rear gardens.

BEDROOM 4

This double bedroom is currently used as a study and has a radiator and a window to the rear overlooking the rear gardens.

BATHROOM

Modern white suite comprising freestanding bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboards below, low level W.C., part tiled walls and floor, heated towel rail, shaver socket and tiled shelf.

FIRST FLOOR**LANDING**

Airing cupboard with tank and slatted shelving. Door to:

BEDROOM 1

Dual aspect room with views over the gardens to countryside beyond and a radiator.

EN SUITE SHOWER

White suite comprising low level W.C., vanity unit to one wall with basin and cupboards and drawers below, fully tiled shower cubicle, tiled floor and part tiled walls and shaver socket.

FIXTURES & FITTINGS

All white goods are included.

Carpets/ curtains/blinds/ lightfittings also included.

A Honda ride on motor garden mower is also included.

FURNITURE

For sale by separate negotiation.

OUTSIDE**FRONT GARDEN**

The front garden is mainly laid to lawn with flowers and shrubs. Path to the front door.

GARAGE AND PARKING

With double doors, approx 9ft. X 23ft. There is three allocated parking spaces directly in front of the barn.

REAR GARDENS

The rear garden is a real feature of the property and has been designed by the current owner in collaboration with a professional gardener. This captivating perfume garden boasts over 5,000 planted bulbs. The expansive lawn is complemented by thoughtfully

arranged flower and shrub beds, along with a stone-laid area. A bespoke Welsh Oak pergola elegantly frames a patio entertainment area, perfectly positioned to capture the breathtaking countryside views. Includes a convenient garden shed for storage.

PADDOCK

Beyond the garden via a grassed access lane is the enclosed paddock which extends to approximately 1 acre. It is currently used as a wildlife garden with native trees.

GENERAL NOTES

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries. There is a £50 per month contribution to a management fund.

SERVICES

We are advised that there is mains electric and water. Oil central heating. Shared septic tank. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 26 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited

FLOOD RISK: Flooding from rivers: Very Low Risk.

Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

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

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.

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.



General Services:**Local Authority:** Powys County Council**Council Tax Band:** G**EPC Rating:** D**Tenure:** Freehold**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:**

Leave Newtown along Llanidloes Road (A470). After 6 miles pass over the level crossing and take the second left. Follow the tarmac lane up to the barns, following the lane around to the right, parking on the pavior parking bays, proud of the green What3words: <https://w3w.co/suspended.woes.bulky>

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, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

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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 a 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.