





## 1 Moat Lane Crossing, Caersws, SY17 5SE Offers Over £360,000

A much improved 2 bedroom semi detached cottage with a paddock and stables (approx. 1.64 acres) a further paddock (approx 0.55 acres) and large gardens and further lawned area (extending to approx 0.42 acres) Approximately 2.6 acres in total. There is a newly renovated self contained 1 bedroom annex which could provide an additional income. NO ONWARD CHAIN.





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



**Description**

This delightful, two-bedroom semi-detached property was a former railway station and is located near the village of Caersws. This unique smallholding offers not only a characterful home but also fantastic potential for generating income or accommodating multi-generational living. A standout feature is the newly converted, self-contained one-bedroom annex, complete with a modern kitchen and bathroom. This versatile space would be ideal to use as a lucrative Airbnb rental or providing comfortable overflow space for guests or family members. The main house exudes charm, featuring a welcoming sitting room with a log burner, a well-equipped kitchen, a practical utility room, and a convenient downstairs toilet and shower room (with plumbing for a bath). Upstairs, you'll find two bedrooms, one boasting a convenient ensuite toilet with shower. Outside, the garden is mainly laid to lawn and dotted with a selection of mature trees and shrub beds. At the bottom of the garden you will find an insulated summer house, complete with its own log burner, perfect for enjoying the outdoor space all year round. To the rear of the property lies an orchard, while opposite the house, you'll discover a substantial paddock of approximately 1.64 acres. Currently home to two horses, the paddock benefits from three open stables, two hay barns, a dedicated feed/tack room, and concrete hard standing. Making this property an equestrian or smallholding dream!

**ENTRANCE PORCH**

Steps up and composite front door to:

**SITTING ROOM**

Dual aspect room with uPVC double glazed windows to the front and side giving countryside views, 2 radiators, understairs cupboard and feature fireplace with inset log burner and slate hearth. Door to:

**KITCHEN/DINING ROOM**

A dual aspect room fitted with a modern range of base cupboards and drawers with work surfaces over, matching eye level cupboards with under lighting, wine rack, range of integrated appliances to include oven and hob with extractor hood over and fridge and freezer, white 1 ½ bowl sink with mixer tap, part tiled walls, tiled floor, radiator, staircase to the first floor and door to:

**UTILITY ROOM**

Fitted with a range of base cupboards with wood effect work surfaces over, matching eye level cupboards with lighting under, black sink with mixer tap, part tiled walls, tiled floor, radiator, uPVC double glazed door and window to the rear and door to:

**CLOAKROOM**

White suite comprising low level W.C. and pedestal wash hand basin with mixer tap and tiled splashback, tiled floor, uPVC double glazed window to the side and sliding door to cupboard. (The cupboard previously housed a bath with a shower over- the bath has been removed but the pipe work is still there but has been disconnected- so the door could be removed and a bath could easily be re connected)

**FIRST FLOOR LANDING****BEDROOM 1**

Built in cupboard, radiator, uPVC double glazed window and double glazed Velux window giving countryside views. Door to:

**EN SUITE**

White suite comprising low level W.C., pedestal wash hand basin with mixer tap and tiled splash back, fully tiled shower cubicle, heated towel rail, shaver socket and double glazed Velux window.

**BEDROOM 2**

Built in doubler cupboard with cupboard to side, radiator and Upvc double glazed window to the front and 2 double glazed Velux windows giving countryside views.

**OUTSIDE****EXTERNAL UTILITY/BOOT ROOM**

Plumbing and space for washing machine, floor standing Worcester oil fired central heating boiler, white sink, appliance space, radiator and uPVC double glazed window.

**SELF CONTAINED ANNEXE**

Steps down with composite front door to:

**KITCHEN/DINING ROOM**

Newly fitted with base cupboards with work surfaces over, butler style sink with mixer tap, space for oven, wood effect flooring, inset ceiling lights, radiator, doorway to the bedroom/sitting room and door to:

**SHOWER ROOM**

Newly fitted white suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboards below, corner shower cubicle with Triton electric shower, inset ceiling lights and wood effect flooring.

**BEDROOM/SITTING ROOM**

Wood effect flooring, radiator and inset ceiling lights.

**GARDENS**

Gate and path to a patio entertainment area leading to the main garden with a SUMMERHOUSE which is insulated with a log burner. Mainly laid to lawn with a selection of trees and flower and shrub beds. Path to a further enclosed seating area with bifold doors and a patio area to the front. Gate to the POLYTUNNEL. Gate from the lane leads to the GARAGE.

**ORCHARD**

Situated to the rear of the property with off road parking and a 5 bar gate leading to the grassed paddock with hedging and laurel trees to the boundary. Extending to approx 0.551 acres.

**OLD RAILWAY LINE**

To the front of the property there is a large area which was formerly the railway line and is now laid to grass with trees and shrubs and enjoys countryside views. Extending to approx 0.173 acres.

**PADDOCK**

Opposite the house is a large paddock which is approx. 1.64 acres with 3 open stables, 2 hay barns, feed room and concrete hardstanding.

**GENERAL NOTES****TENURE**

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

**SERVICES**

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

**BROADBAND:** Download Speed: Standard 21 Mbps &

Ultrafast 1800 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very Low Risk.

Flooding from the sea: Very Low Risk. Flooding from

surface water and small watercourses: High Risk - Risk greater than 3.3% chance each year

**COUNCIL TAX BANDING**

We understand the council tax band is C. 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:** C

**EPC Rating:** C

**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:

Leave Newtown along Llanidloes Road (A470). After 6 miles go over the railway line and take first left into Moat Lane, continue for approx 0.5 mile and the property can be found on the left hand side as indicated by our For Sale board. What3words: familiar.hotels.swoop

## 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



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.