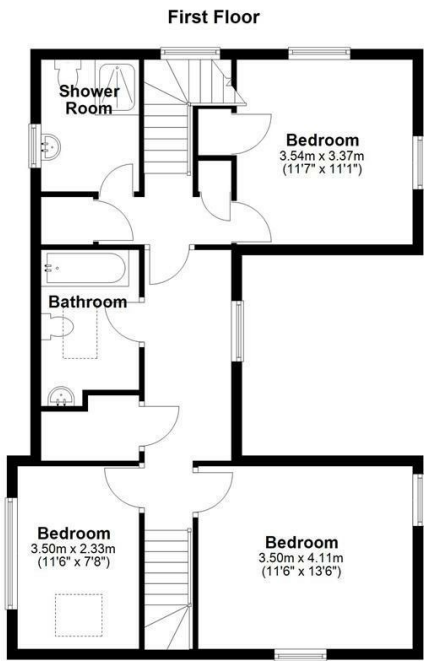
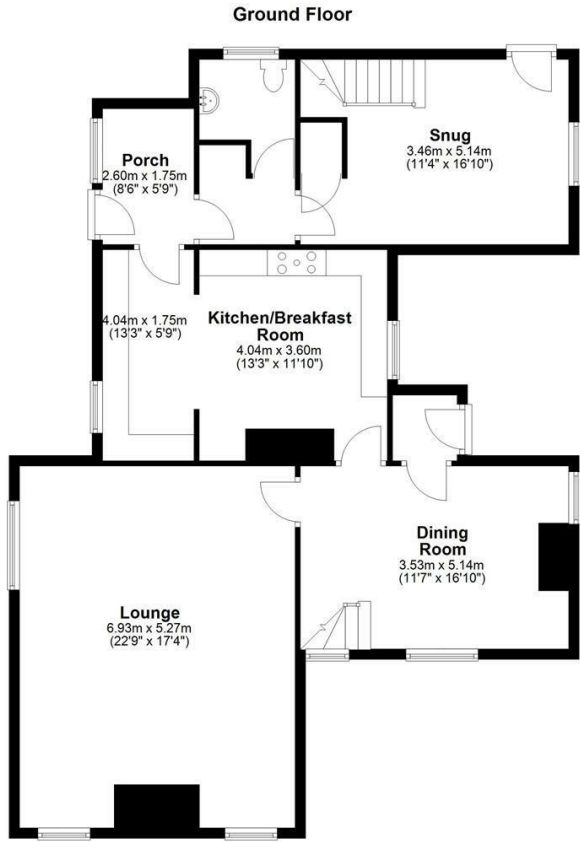






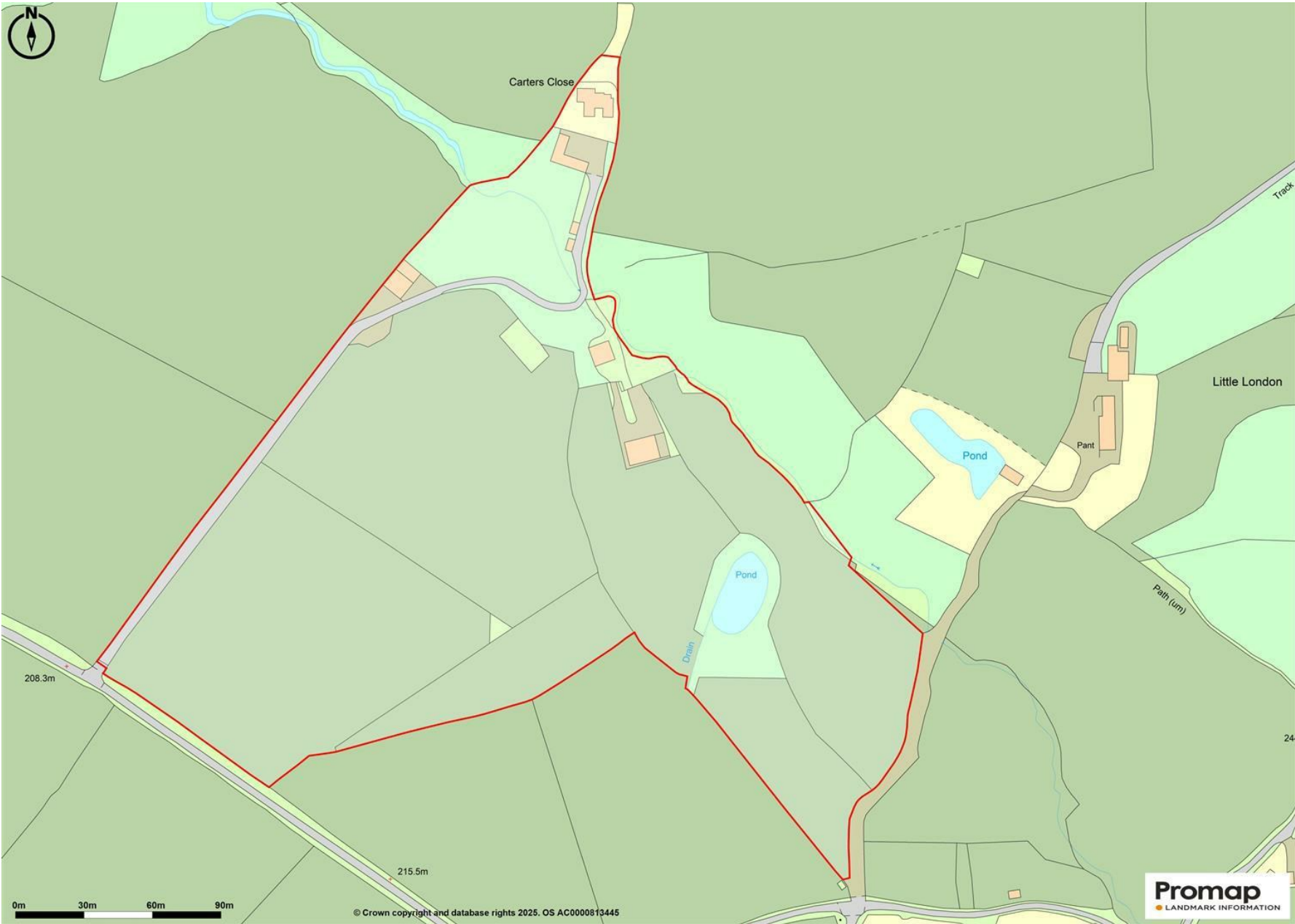
Carters Close, Little London, Llandinam, Caersws, SY17 5AF
Price Guide £795,000

An outstanding small holding set in beautiful, idyllic countryside with far reaching views down over the Severn Valley. The property comprises a spacious 3 bedroom house set in beautiful gardens, an extensive range of outbuildings and approximately 11.84 acres (4.79 ha) of agricultural land, extending to approximately 13.5 acres (5.46 ha) as a whole. ****NO ONWARD CHAIN** PROCEEDABLE VIEWINGS ONLY ****





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



DESCRIPTION

An outstanding small holding set in beautiful, idyllic countryside with far reaching views down over the Severn Valley. The property comprises a spacious 3 bedroom house set in beautiful gardens, an extensive range of outbuildings and approximately 11.84 acres (4.79 ha) of agricultural land, extending to approximately 13.5 acres (5.46 ha) as a whole. The land is mainly flat in nature and is fenced into useful paddocks. the outbuildings comprise, 4 bay steel portal framed livestock building, 2 bay livestock building, workshop/carport with mezzanine floor to part, stables and a timber framed building utilised as log store and kennels. The property lends itself to a variety of uses, to include a small holding or equestrian facility. The property is accessed via a private, tarmac driveway which gives a lovely secluded feel. Offered with no onward chain.

ENTRANCE

8'6" x 5'8" (2.60 x 1.75m)

DINING ROOM

11'6" x 16'10" (3.53 x 5.14)

Windows to front and side elevations giving wonderful views over the surrounding countryside and grounds. Woodburner to chimney breast set back within hearth with red brick surround above. Radiator. Oak staircase leading to first floor, door to kitchen and Lounge.

LOUNGE

22'8" x 17'3" (6.93m x 5.27m)

Three double glazed window units with incredible far reaching views over the Severn Valley and property grounds. Wood burner to chimney set in fireplace . Two radiators. Spot lights to ceiling.

KITCHEN/BREAKFAST ROOM

13'3" x 11'9" (4.04m x 3.60m)

A range of matching solid oak wall and base units with worktop over and a sink with mixer tap and drainer. Integrated fridge, double integrated oven and inset electric induction hob with built in extractor unit above. Oil fired Stanley Range Cooker positioned in chimney recess with exposed brickwork feature and wooden lintel (The Stanley Range also supplies the central heating and hot water). Double glazed window unit to the rear and front elevation over looking gardens and grounds. A

W/C**UTILITY****SNUG**

11'4" x 16'10" (3.46m x 5.14m)

Double glazed window at front elevation overlooking grounds. External door. Staircase leading to first floor. Wood burner.

FIRST FLOOR LANDING**BEDROOM 1**

11'5" x 13'5" (3.50m x 4.11m)

Two double glazed window units with views over grounds and surrounding countryside. Radiator. Fitted Carpet.

BEDROOM 2

11'5" x 7'7" (3.50m x 2.33m)

Double glazed window unit and roof light. radiator. Door to landing.

BATHROOM

Bath, W.C. and pedestal hand basin. Roof light.

SHOWER ROOM

W.C., walk in shower and pedestal hand basis with tiled surround. Double glazed window unit looking out over gardens..

AIRING CUPBOARD

Large airing cupboard with shelving.

STORAGE CUPBOARD

Useful storage cupboard

BEDROOM 3

11'7" x 11'0" (3.54m x 3.37m)

Two double glazed window units over looking grounds and surrounding countryside. Fitted carpet. radiator. Built in wardrobe/storage cupboard.

OUTSIDE

Large tarmac parking area.

GARDENS AND DECKING AREA

Beautiful lawned and shrubbed gardens with feature pond and stream. A large decking area with pergola and wood fired hot tub providing a stunning area to enjoy the views over the surrounding countryside. To the rear of the house there is slabbed area with retaining brick walls and lawned area. Large greenhouse and extensive vegetable patches.

OUTBUILDINGS**STEEL PORTAL FRAMED LIVESTOCK BUILDING**

4 bay, concrete panel/box profile sheeting walls to three elevations (open to one side) under a pitched fibre cement roof with concrete floor and rainwater harvesting system. Electricity connection.

TIMBER FRAMED LIVESTOCK BUILDING

2 bay building. Timber framed with box profile and corrugated walls and roof. Currently utilised for storage and housing chickens.

WORKSHOP

Constructed of brick/corrugated sheeting and wooden clad walls under a sheeted roof. with two electric roller shutter doors and mezzanine floor to part. There is a concrete yard area to the front elevation. Electricity connected.

L'-SHAPED STABLE BLOCK WITH DOUBLE CARPORT

Wooden clad walls under a box profile sheeting roof, five stable doors. Concrete floor, electric connection.

LOG STORE AND KENNELS

Wooden clad walls under corrugated sheeting roof with stable doors. Wire netted area with dwarf brick wall used a dog run.

LAND

The land extends to 11.84 acres (4.79 ha) of mainly flat grassland suitable for grazing and mowing. the land is divided in to easy to manage paddocks. The individual enclosures are split by wire stock netting fencing. The land is accessed via the private driveway or the farmyard area.

There is a beautiful feature pool with summerhouse surrounded by beautiful broadleaf trees, providing a peaceful location for relaxing and taking in the surrounding nature.

GENERAL NOTES**TENURE**

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

SERVICES

Mains Electricity, private water, private drainage and oil central heating.

BROADBAND

Standard download 1 Mbps and Superfast download 1800 Mbps

COUNCIL TAX BANDING: E



General Services: Mains electricity, private water, private drainage and oil central heating

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: E

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:

What3words: ///honeybees.slicing.oxidation

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 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.