





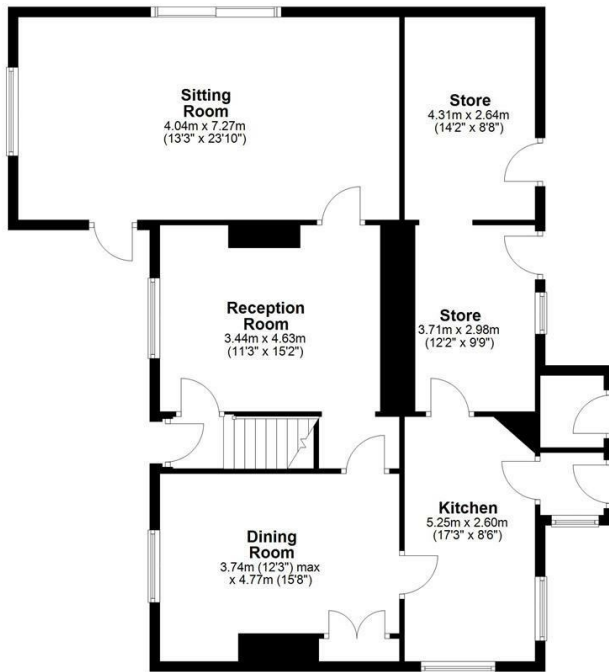
Pen y Boncyn, Pontrobert, Meifod, Powys, SY22 6JN
Asking Price £675,000

A delightful smallholding set in an elevated position with outstanding views over the surrounding countryside. The property comprises a large six bedroom house with scope for some modernisation throughout, useful range of outbuildings and approximately 16.5 acres (6.68 ha) of grassland set within a ring fence, extending as a whole to 17.36 acres (7.03 ha). The property is accessed via a private hardcore drive directly off the council maintained highway.

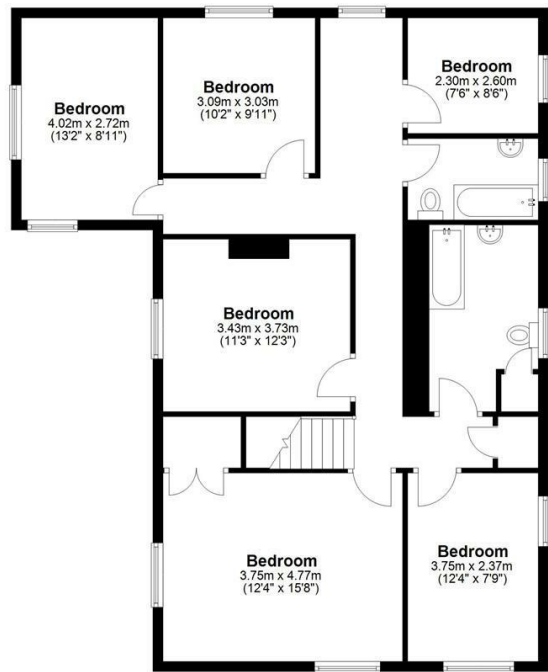




Ground Floor
Approx. 110.9 sq. metres (1193.2 sq. feet)



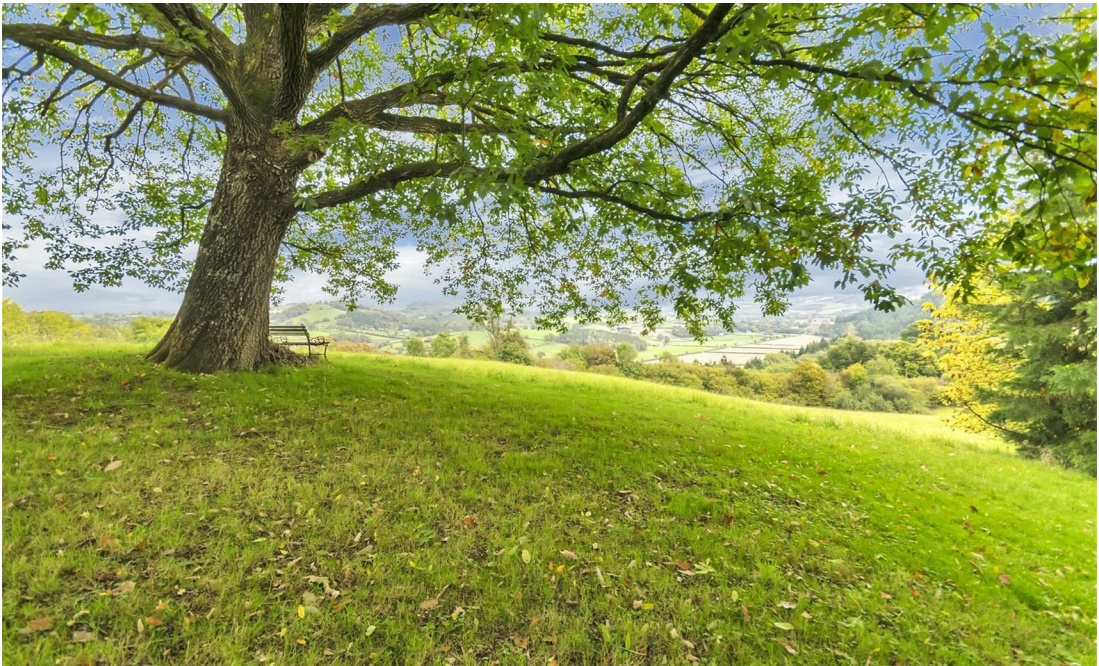
First Floor
Approx. 106.5 sq. metres (1146.2 sq. feet)



Total area: approx. 217.3 sq. metres (2339.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007

Pen Y Boncyn KAD, *



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



DESCRIPTION

A delightful smallholding comprising a large six detached bedroom house with scope for some modernisation throughout, useful range of outbuildings and approximately 16.5 acres (6.68 ha) of grassland set within a ring fence, extending as a whole to 17.36 acres (7.03 ha). The property benefits from an elevated position with outstanding views over the surrounding countryside.

LOCATION

Pen Y Boncyn is located approximately 1 mile south west of the village of Pontrobert with school and village hall. Further afield, the property is well located for the market towns of Llanfair Caereinion (5 miles), Welshpool (10 miles) and Newtown (16 miles) with their wide range of amenities. The property is accessed via a private hardcore track off the minor council highway.

HOUSE

A large six bedroom dwelling providing scope for a family to put their own stamp on their forever property.

Hallway**Dining Room**

12'3" x 15'7" (3.74m x 4.77m)

Kitchen

17'2" x 8'6" (5.25m x 2.60m)

Store room 1

12'2" x 9'9" (3.71m x 2.98m)

Store Room 2

14'1" x 8'7" (4.31m x 2.64m)

Reception Room

11'3" x 15'2" (3.44m x 4.63m)

Sitting Room

13'3" x 23'10" (4.04m x 7.27m)

First Floor Landing**Bedroom 1**

12'3" x 15'7" (3.75m x 4.77m)

Bedroom 2

12'3" x 7'9" (3.75m x 2.37m)

Bathroom 1**Bathroom 2****Bedroom 3**

11'3" x 12'2" (3.43m x 3.73m)

Bedroom 4

7'10" x 8'6" (2.39m x 2.60m)

Bedroom 5

10'1" x 9'11" (3.09m x 3.03m)

Bedroom 6

13'2" x 8'11" (4.02m x 2.72m)

GARDENS

The house has lawned and shrubbed gardens to the front which is encased by mature trees.

OUTSIDE

There is a useful range of outbuildings which are constructed of steel frame with corrugated metal sheeting and concrete block walls.

The land is undulating in nature, all down to grass and extends to approximately 16.5 acres (6.68 ha).

GENERAL NOTES

TENURE: Freehold with vacant possession on completion

SERVICES: Private water supply (well), mains electricity, private drainage

BROADBAND: Standard download speed 1Mbps Superfast 40Mbps

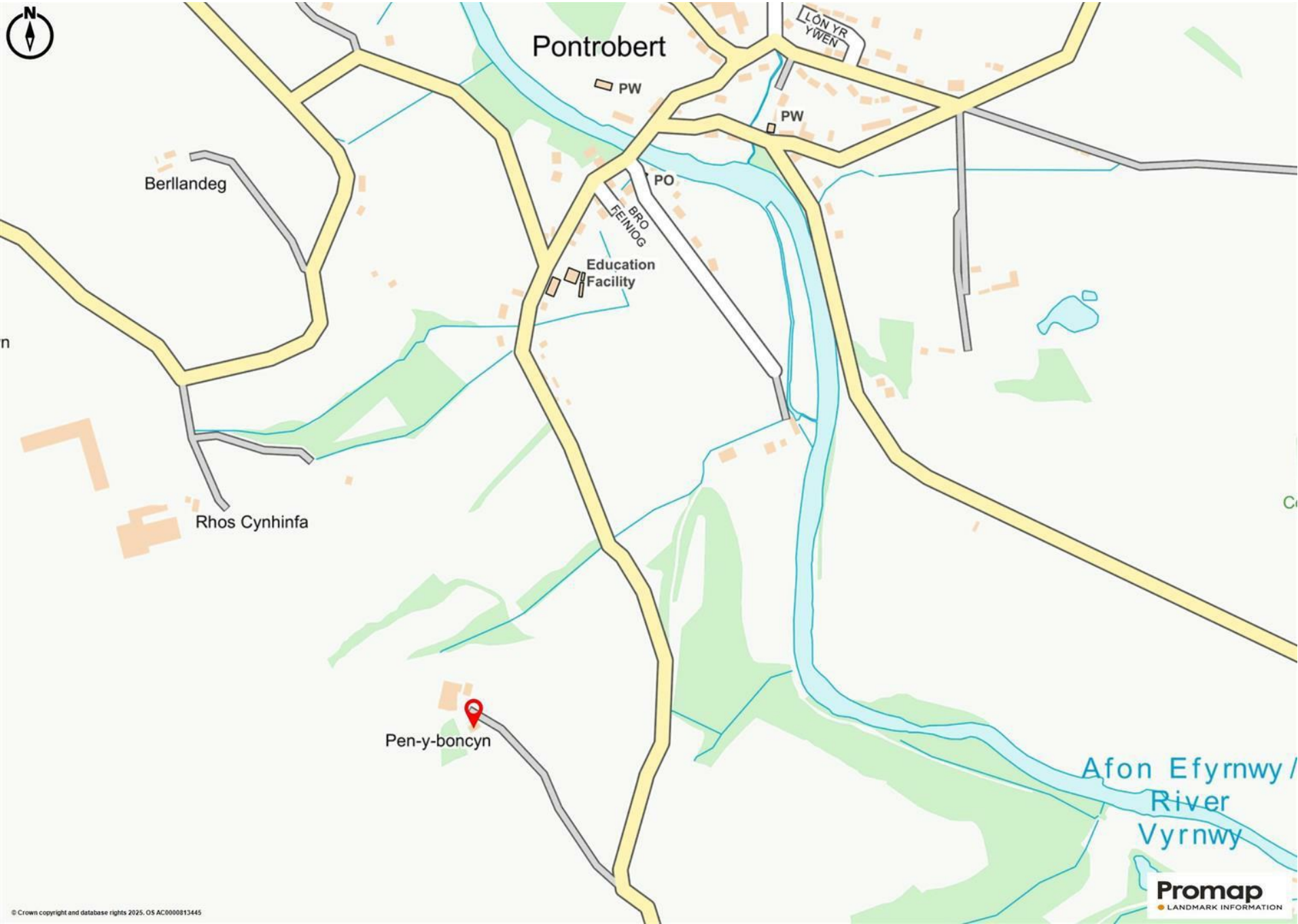
FLOOD RISK: Low

PLANNING: Powys County Council

COUNCIL TAX BANDING: H

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: Mains electricity, private septic tank drainage, private well water
Local Authority: Powys
Council Tax Band: H
EPC Rating: TBC
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: ///unleashed.round.awestruck

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.