

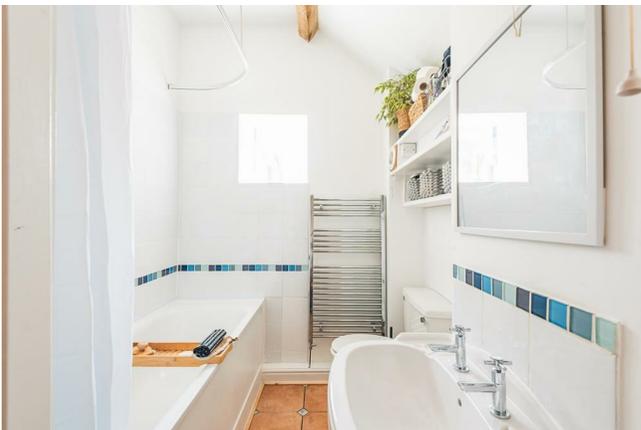




Church House Pont Robert, Meifod, SY22 6HY
£375,000

Church House is a spacious stone built property with a unique design and layout. Built in 1881, it was originally the village school and Womens Institute. The accommodation has been imaginatively extended with open plan living areas, excellent kitchen and a wonderful feeling of light and space. The well established garden is a particular feature of this property with an amazing pond and water feature, with sitting and out door dining areas.





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



Ground floor



Floor 1

Floor 2



Approximate total area⁽¹⁾

202.1 m²
2176 ft²

Reduced headroom

7.5 m²
80 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENTRANCE

Wooden front door to:

ENTRANCE PORCH

Tiled floor, window to front and door to:

ENTRANCE VESTIBULE

Radiator, tiled floor, door to inner hall and steps up to:

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, one and a half bowl sink with mixer tap and spray, part tiled splash backs, under counter appliance space, recess housing the electric Aga with tiled surround and extractor fan, exposed wooden floorboards, 2 radiators, exposed beams, window to the front aspect with views towards the river and window and French doors to the back gardens. Door to sitting room and door to:

INNER HALLWAY

Doors to bedroom and:

BATHROOM

White suite comprising low level W.C., bidet, pedestal wash hand basin with tiled splash back, panel bath with shower over, heated towel rail, tiled floor and window to the front aspect.

BEDROOM

Dual aspect with high windows to the front and rear, radiator, built in storage cupboard and staircase to:

MEZZANINE

With exposed beams and a feature window to the side aspect.

SITTING ROOM

Window to the front aspect with views towards the river, 2 radiators, internal window to the kitchen, 2 Velux style windows, wood effect flooring, staircase to the mezzanine, steps down to the receptions room, door to the conservatory and opening the:

DINING AREA

With feature wood clad wall and window to the front aspect, radiator, and wood effect flooring.

CONSERVATORY

With full height windows making the most of the views over the gardens, tiled floor and door to the rear.

RECEPTIONS ROOM

With log burner on raised hearth, radiator and door to rear hall.

MEZZANINE

Exposed beams, built in storage cupboard, ladder to window seat with window to the side with views towards countryside. Further ladder to an open storage area. Door to:

BEDROOM

Wooden flooring, exposed beams, window to the rear with views towards countryside, windows and French doors to a small balcony overlooking the conservatory and the gardens beyond. Walk in wardrobe. Sliding door to:

EN SUITE SHOWER ROOM

Low flush W.C., pedestal wash hand basin, shower cubicle, tiled floor, heated towel rail and Velux style window.

REAR HALLWAY

Steps up and door to boot room and:

CLOAKROOM

Low level W.C., wall mounted wash hand basin with tiled splashback, tiled floor, window to front and heated towel rail.

BOOT ROOM

Tiled floor, electric heater, appliance space and door to front. Doors to bedroom and:

UTILITY ROOM

Circular sink with work surface and appliance space below, part tiled splash backs and Velux window.

BEDROOM

Built in cupboard and shelving to 1 wall, electric heater, 2 Velux windows and stable door to:

GARDEN ROOM

Exposed stonework and beams and patio doors leading out to the gardens. Wood panelling and door to INTERNAL STORAGE SHED. Door to:

STUDIO

Feature windows to the side and rearm exposed beams and Velux window.

OUTSIDE

There are 2 off road parking spaces to the front of the property. There is a small front garden with shrubs and stone wall to the boundary and gate and path to the front door. The rear garden has paved paths and patios and a large fish pond and an area laid to lawn.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. Oil and

electric heating. We understand the Broadband Download Speed is: Standard 2 Mbps & Superfast 80 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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.

AGENTS NOTE

The photos were taken in August 2024.

Please note - Planning permission has been granted for the erection of a two-storey, three-bedroom dwelling on land adjacent to Church House (Powys Planning Ref: 22/0484/FUL). Further details are available via the Powys County Council planning portal.



Local Authority: Powys County Council

Council Tax Band: G

EPC Rating: F

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 Welshpool on the A458 heading towards Machynlleth and Dolgellau and proceed for approximately 6.5 miles taking the right hand turn signposted to Meifod (4 miles) and Dolanog (5 miles). Continue along this road until reaching the T-junction: turn left and then immediately right signposted to Pontrobert. Continue along this road and into the village, at the T junction the property will be found to the right in front of you. What 3 words: tickling.novelists.expansion

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.