

SAMUEL WOOD

Cefn Y Bryn, Sarn, Newtown, Powys, SY16 4HJ

Offers In The Region Of £280,000



Cefn Y Bryn, Sarn

Newtown, Powys, SY16 4HJ

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- Idyllic Period Cottage: A charming detached period cottage enjoying an elevated rural position near Sarn and Newtown.
- Convenient Rural Location: Set in peaceful countryside yet located approximately 5 minutes from the A489, providing convenient access to transport links.
- Stunning Panoramic Views: Enjoy far-reaching views across the surrounding countryside, including towards the Stiperstones and Snowdonia.
- Versatile Additional Accommodation: A bespoke 25ft Shepherds Hut available by negotiation
- Characterful & Welcoming Interior: Full of period charm, with a country kitchen featuring a log burner, spacious living room and delightful garden room.
- Exceptional Outdoor Space: A generous 0.37-acre plot incorporating gardens, a small paddock, woodland glade and extensive parking.
- Two Double Bedrooms: Two well-proportioned bedrooms with pleasant countryside outlooks, served by a family bathroom.
- Fast Transaction: The Property Has Been Legally Prepared.



Discover Rural Character at Cefn Y Bryn - Imagine waking up surrounded by open countryside, with far-reaching views stretching across the beautiful surrounding landscape. Cefn Y Bryn offers a rare opportunity to enjoy a peaceful rural lifestyle from a charming detached period cottage, situated near Sarn and Newtown and approximately five minutes from the A489.

Whether you're looking for a characterful countryside home, a rural retreat or a property offering flexible additional accommodation and generous outdoor space, Cefn Y Bryn presents an interesting opportunity to create a lifestyle centred around the peace and beauty of the Welsh countryside.
Arrange your viewing today to experience Cefn Y Bryn and its spectacular surroundings for yourself.



Inside, the cottage is full of warmth and character. The country kitchen provides a welcoming heart to the home, complete with a log burner, while the spacious living room offers a comfortable place to relax and unwind. A particularly appealing garden room takes full advantage of the property's elevated position and spectacular surrounding scenery.

Upstairs, there are two well-proportioned double bedrooms, both enjoying pleasant countryside outlooks, together with a family bathroom. The layout combines the character expected of a period cottage with practical accommodation for everyday living.

Outside, the property really comes into its own. The substantial 0.37-acre plot incorporates gardens, a small paddock, woodland and extensive parking, creating plenty of space to enjoy the peaceful surroundings.

Arrange your viewing today to experience Cefn Y Bryn and its spectacular surroundings for yourself.



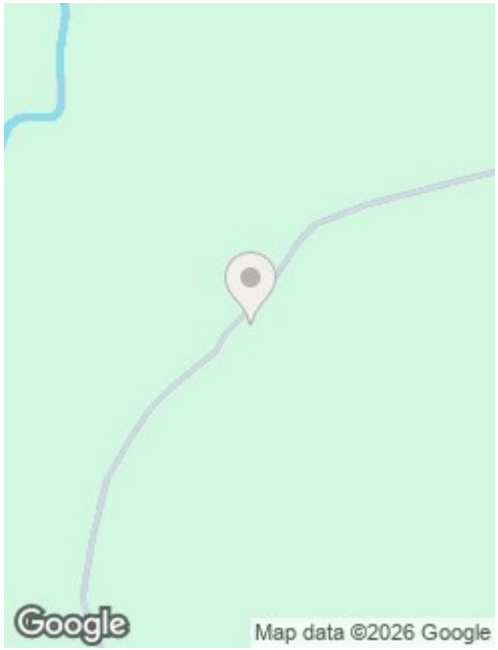












Directions

What3words: ///reversed.possible.anchovies Turn off the A489 in Sarn, next to the school. Continue up the road for approximately 0.3 and bear right. Continue along this next track (in total for approx 0.8 miles) bearing right crossing over the cattle grid on the way. The house will be on your left-hand side. Please note: The track is unsuitable for low-profile cars, so please bear this in mind when planning your journey.

Services: We understand that the property has oil heating, mains electricity, private water (bore hole) and private drainage (septic tank).

Broadband Speed: Basic 2Mbps & Ultrafast 1800Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Powys 1 (Montgomeryshire), County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG Tel: 01597 827460

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

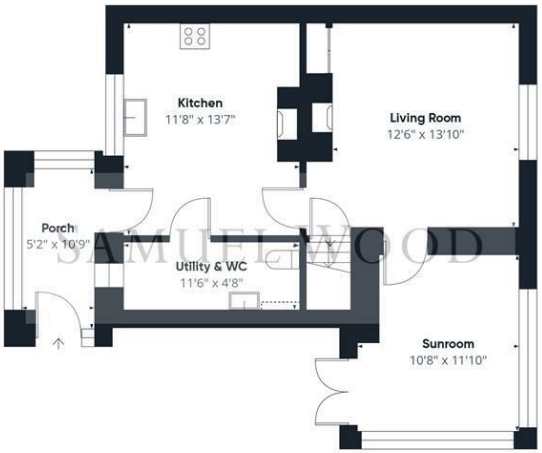
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

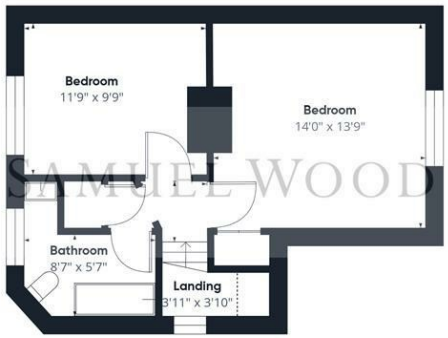




Floor Plans



Floor 0





Floor 1

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Approximate total area(1)

1000 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.