

Garth Derwen House, Buttington, Trewern, Welshpool, Powys, SY21 8SU

£650,000

Formerly a licensed guest house, this imposing double fronted 3-storey house has been fully refurbished and provides the opportunity to operate as such again (subject to planning consent). The accommodation includes: Entrance Hall, Living Room Opening To Quality Fitted Kitchen, Utility Room, Cloakroom/WC, Indoor Heated Swimming Pool, 8 Bedrooms (5 with en-suite Shower Rooms), Main Bathroom, Ample Parking, Glorious Views, Garden, GCH, DG.







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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed french doors lead to Enclosed Porch with double glazed windows.

Impressive Entrance Hall

Oak floor, radiator with cover spindle and newel style staircase leads to First Floor Landing.

Split Level Sitting Room/Kitchen 25' 2" x 16' 7" (7.66m x 5.05m)

Sitting Room has oak flooring, exposed brickwork to fireplace with cast iron wood burner inset, quarry tile hearth, radiator, 2 double glazed side windows, large double glazed bay window to the front. Kitchen Area has oak flooring, fitted with excellent range of units with solid granite work tops, glazed Belfast styel sink, integrated dishwasher, deep tiled splash backs, matching island and dresser, double glazed side window.

Large Utility Room 17' 9" x 9' 0" (5.41m x 2.74m)

Stable door, tiled flooring, solid oak work tops with units beneath, glazed Belfast style sink unit, double glazed windows and door to the rear, built in airing cupboard.

Cloakroom/WC

Fitted wash basin with tiled splash, WC, tiled flooring, double glazed rear window.

Indoor Swimming Pool $24'5" \times 16'2" (7.44m \times 4.92m)$ With attractive bay with seating area, $6.5m \times 6m$ pool with tiled surround.

Half Landing

Double glazed bay providing glorious views across open countryside.

First Floor Landing

Door to staircase to Second Floor Landing, with half landing area enjoying similar feature to First Floor Landing,

Bedroom 1 16' 1" x 11' 6" (4.90m x 3.50m)

Radiator, large double glazed window.

Bedroom 2 13' 7" x 13' 3" (4.14m x 4.04m)

Radiator, double glazed window enjoying magnificent views across countryside.

Bedroom 3 13' 7" x 12' 10" (4.14m x 3.91m)

Radiator, double glazed door leading to fire escape to the side.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 4 17' 1" x 12' 4" (5.20m x 3.76m) Presently used as a First Floor Living Room with pine fire surround and cast iron firieplace inset, radiator, ornate ceiling rose,

double glazed window with magnificent, far reaching views.

Family Bathroom

Fitted with white 4 pice suite including Victorian roll top bath with mixer tap and shower fitting, shower cubicle, bidet, wash basin, WC, fully tiled walls, tiled flooring, double glazed window, radiator/towel rail.

Second Floor Landing

Bedroom 5 15' 4" x 12' 0" (4.67m x 3.65m) Double glazed window, radiator.

En Suite Shower Room

Fitted with shower cubicle, wash basin and WC.

Bedroom 6 13' 1" x 1' 2" (4m x 0.36m)

Dual aspect double glazed windows enjoying surrounding countryside, radiator.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 7 13' 8" x 13' 2" (4.16m x 4.01m)

Dual aspect double glazed windows enjoying lovely views, radiator.

En Suite Shower Room

Shower cubicle, wash basin, WC.

Bedroom 8 12' 9" x 12' 4" (3.88m x 3.76m)

Double glazed window with fabulous views, radiator.

En Suite Shower Room

Shower cubicle, wash baisn, WC. This room has been used as a kitchen and currently has a range of units.

Utility/Box Room

With work surface, plumbing for washing machine, recess shelving, double glazed skylight.

Outside

The property enjoys a wide gravel driveway to the front providing parking for at least 6 cars. Steps lead up to enclosed front garden offering flagged patio with brick built BBQ and lighting points.

Rear Garden

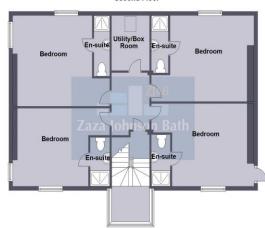
Approached onto a paved patio with large gravel patio beyond, fenced vegetable garden with lawn beyond. Brick built adjoining store.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

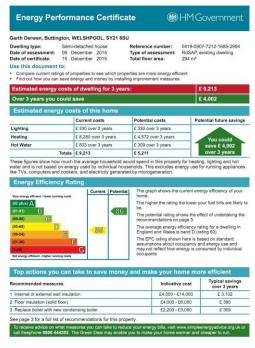
Viewing: To arrange a viewing call in at our office or telephone **01743 248351**







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