Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Sennybridge
Brecon
Powys

£475,000











- Grade II Listed Cottage
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Annexe Accommodation
- One Bedroom Annexe with Interlinking Door
- Landscaped Gardens
- Off-Road Parking
- Views of the Surrounding Countryside
- Available with No Onward Chain

Ref: PRG11087

Viewing Instructions: Strictly By Appointment Only

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General Description

This charming Grade II Listed linked cottage enjoys a delightful countryside setting, with views of the surrounding landscape and offers four well-proportioned bedrooms including a self-contained annexe, making it ideally suited to multi-generational living or guest accommodation. Formerly three cottages, the property also benefits from a spacious landscaped garden, off-road parking and is available with no onward chain.

Accommodation

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Dining Room (21' 2" x 15' 5") or (6.46m x 4.70m)

Door to front garden, carpet, stairs to first floor and open fireplace. Night storage heater, windows and storage cupboard. Door to:

Kitchen / Breakfast Room (15' 6" x 11' 10") or (4.72m x 3.61m)

Windows, fitted base units, Solid Fuel Aga. Wash basin and separate sink drainer, plumbing for washing machine, dish washer and door to pantry. Door to rear.

Living Room (16' 3" x 12' 0") or (4.96m x 3.66m)

Multi-fuel stove, windows, night storage heater, storage cupboard and carpet.

Reception / Playroom (15' 8" x 10' 0") or (4.78m x 3.04m)

Fireplace, windows, night storage heater and carpet. Door to annexe.

Hallway

Annexe hallway with front door and under stairs storage. Through to:

Kitchenette (15' 3" x 5' 11") or (4.65m x 1.80m)

Fitted cupboards, plumbing for washing machine, space for white goods, windows and door to rear.

Sitting Room (13' 6" x 10' 7") or (4.11m x 3.22m)

Fireplace, night storage heater, carpet and windows.

First Floor

Bedroom 1 (12' 4" x 12' 2") or (3.77m x 3.72m)

Carpet, window and electric radiator.

Bedroom 2 (12' 8" x 10' 1") or (3.87m x 3.07m)

Feature fireplace, carpet, electric radiator and window.

Bedroom 3 (15' 5" x 9' 10") or (4.69m x 2.99m)

Window, carpet, electric radiator and airing cupboard.

Bathroom (10' 4" x 9' 4") or (3.14m x 2.84m)

Bath with electric shower over, WC and wash basin. Window and storage cupboard.

Bedroom 4 (14' 3" x 10' 7") or (4.35m x 3.23m)

Carpet, windows and electric radiator.

Shower Room (10' 11" x 7' 1") or (3.32m x 2.16m)

Shower cubicle, WC and wash basin.

Outside

Landscaped gardens to front including lawned gardens, two small ponds and a variety of mature plants and shrubs. A path meanders through the garden to the rear paved area to the rear of the property. A small courtyard area is accessed from the annexe. The driveway provides off-road parking for multiple vehicles.

Services

Mains Electricity, Water and Drainage.

Electric Radiators throughout.

EPC Rating: F (29/60)

Solar Panels with 5kW Battery.

Council Tax Band: E - Powys County Council

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Services

Mains electricity, mains water, mains drainage

EPC Rating:29

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E























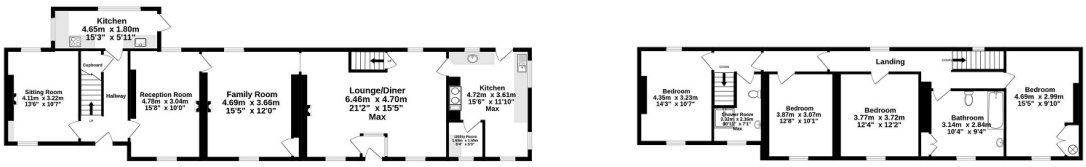







Ground Floor
110.2 sq.m. (1187 sq.ft.) approx.

1st Floor
85.2 sq.m. (918 sq.ft.) approx.



TOTAL FLOOR AREA : 195.5 sq.m. (2104 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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