

BERRYS



Sycamore Cottage
Leighton • Welshpool • Powys

SYCAMORE COTTAGE • LEIGHTON • WELSHPOOL • POWYS • SY21 8HR



DESCRIPTION

Berrys are delighted to offer for sale Sycamore Cottage, a charming country property together with an adjoining annexe known as Cow Shed Cottage, currently used as a holiday cottage. The properties are set in an idyllic elevated position with far reaching views over the surrounding countryside. The properties are surrounded by approximately 7 acres (2.83 hectares) of gardens and grounds including private gardens, a vegetable garden, pasture land, recreational mixed woodland and commercial Christmas trees.

The Vendor operates an established Christmas tree business from the property with varying ages of trees planted across the holding which are sold wholesale and also on a 'pick your own' basis in the run up to Christmas. The property offers an exciting opportunity for a self-sufficiency lifestyle whilst offering the potential of generating an income from the timber and holiday cottage enterprises.

SITUATION

Sycamore Cottage is located in open countryside close to the English/Welsh border on the south western fringe of the village of Leighton, which offers a range of local amenities including a primary school. The market town of Welshpool is approximately 2 miles to the northwest and offers a wide range of educational, leisure and recreational opportunities.

Mid Wales Airport is easily accessible being situated on the outskirts of Welshpool with regular company flights to airports throughout the United Kingdom.

DIRECTIONS

From Welshpool travel east on the B4381 towards Leighton. On reaching a T-junction, take a right hand turning along the B4388 towards Leighton. Immediately after Leighton Primary School turn left and continue taking the first available left hand turning towards Pentre. Continue along the road for approximately ½ mile and Sycamore Cottage can be found on the right hand side denoted by a Berrys for sale board.

ACCESS

The properties are accessed from the council maintained roadway over a driveway, which separates so providing each cottage with its own access, which in turn acts as a circular driveway.

The adjacent property, Beechy Nook, has a right of access over the section of the driveway immediately adjoining the roadway.

SERVICES

Sycamore and Cow Shed Cottages have the benefit of mains electricity and water. Drainage is to a private septic tank system.

LOCAL AUTHORITY & COUNCIL TAX

Powys Council: Tel 0845 602 7030

Council Tax Band E, amount payable 2010/11 £1,380.60

Cow Shed Cottage is subject to business rates and has a rateable value of £1,075

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be assumed to have full knowledge of the boundaries and neither the Vendor nor their agents will be responsible for defining any ownership of the boundaries.

PLANNING

The property is sold subject to any development plans, tree preservation orders, Town & Country Planning Schedule, restriction or notice which may come to be in force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without any obligation on the Vendor to specify them.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

It is understood a public footpath passes through the property.

The property is subject to an easement for a water supply in favour of the adjoining property.

The property is sold subject to and with the benefit of any wayleaves, public or private rights of way, easements and covenants together with all outgoing whether mentioned in these particulars or not.

VENDOR'S SOLICITORS

Gilbert Davies & Partners Ltd
18 Severn Street, Welshpool, SY21 7AD. Tel: 01938 552727

METHOD OF SALE

The property is offered for sale by private treaty as a whole on a freehold basis with vacant possession upon completion.

VIEWING

Strictly by appointment with the selling agents, Berrys.
Tel: 01743 271697 Email: shrewsbury@berrys.com

THE PROPERTIES

Sycamore Cottage is situated in an elevated rural position with views of the Severn Valley and beyond towards Snowdonia National Park. Sycamore Cottage, which has been cherished by its current owners, has not been offered for sale for in excess of 45 years. The cottage, has the benefit of oil fired central heating and double glazing throughout. The accommodation comprises:

Ground Floor

Open porch leading into:

Sitting Room: exposed beams to ceiling, wood burning stove with slate hearth, stone surround and shelving. Telephone and television points. Bay window, under stairs cupboard and stairs leading to first floor.

Kitchen/Dining Room: double aspect room, exposed beams, oil fired Sandyford range cooker which operates the heating and hot water, range of fitted wall and base units with timber work surface and granite insets, Belfast sink, tiled floor, walk in pantry cupboard and step up to Dining Room with timber floor, exposed beams and shelving in alcove.

Utility: with external door to rear patio, plumbing for washing machine, sink unit, large coat cupboard and connecting door to Cow Shed Cottage.

Cloakroom: with wc and Belfast sink.

First Floor

Stairs rise from the Sitting Room to the Landing Area which leads to:

Master Bedroom: with range of fitted wardrobes, window overlooking driveway and gardens.

Bedroom 2: window enjoying far reaching views.

Bedroom 3: airing cupboard, alcove housing vanity unit and basin, dual aspect windows.

Bathroom: white suite comprising shower bath, wash hand basin and wc, heated towel rail and storage unit.

Cow Shed Cottage

Cow Shed Cottage, was converted from a former cow shed to comprise a holiday cottage sleeping up to six people. The cottage could be used as an annex to Sycamore Cottage, if required, with its own access to the front via steps leading to a terrace enclosed by decorative iron railings leading to: Glazed entrance door to:

Sitting Room: with exposed timber beams and staircase, wood burning stove and fireplace.

Sun Room: with glazed door onto a balcony offering spectacular views over the surrounding hills.

Kitchen: with range of timber wall and base units with sink unit and plumbing for a washing machine.

Bathroom: shower cubicle, wash hand basin and wc.

Stairs rise from the Sitting Room to a landing and:

Two Bedrooms: both with exposed timber beams and cupboards.

The cottage is heated by electric storage heaters.

Outside

Established gardens wrap around the property together with paved patio areas and an elevated timber balcony around Cow Shed Cottage. A number of outbuildings are located on the property including:

Car Garage: (5.0m x 2.8m) open fronted, constructed of a timber frame and cladding.

Tractor Shed: (5.6m x 3.0m) open fronted, constructed of concrete blocks with timber boarding above.

Mobile Home Garage: (3.4m x 5.6m) constructed of timber boarding with box profile sheet roof.

Workshop/Log Store: (6.0m x 6.0m) constructed of timber boarding with corrugated tin roof.

Greenhouse: (2.5m x 3.8m).

The landscaped gardens comprise of well stocked perennial borders with two spring fed ponds, a vegetable area and a soft fruit area.

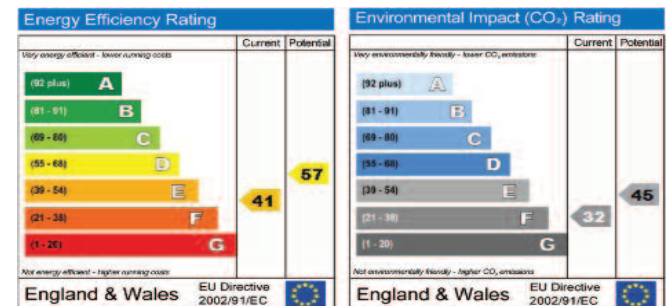
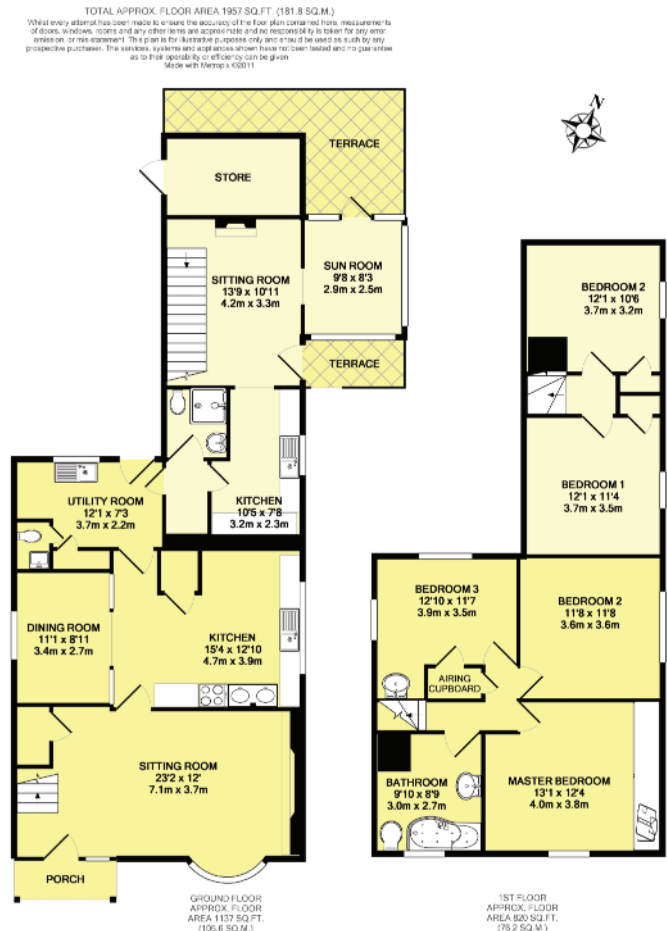
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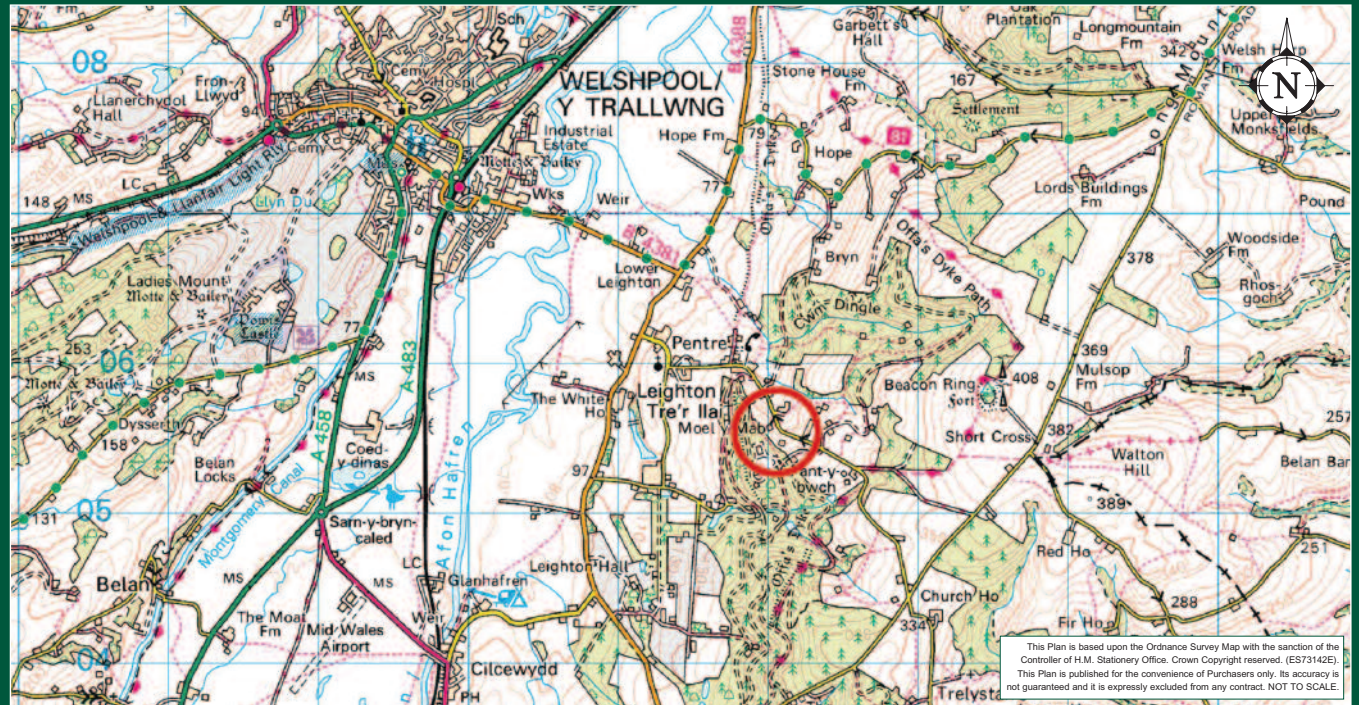
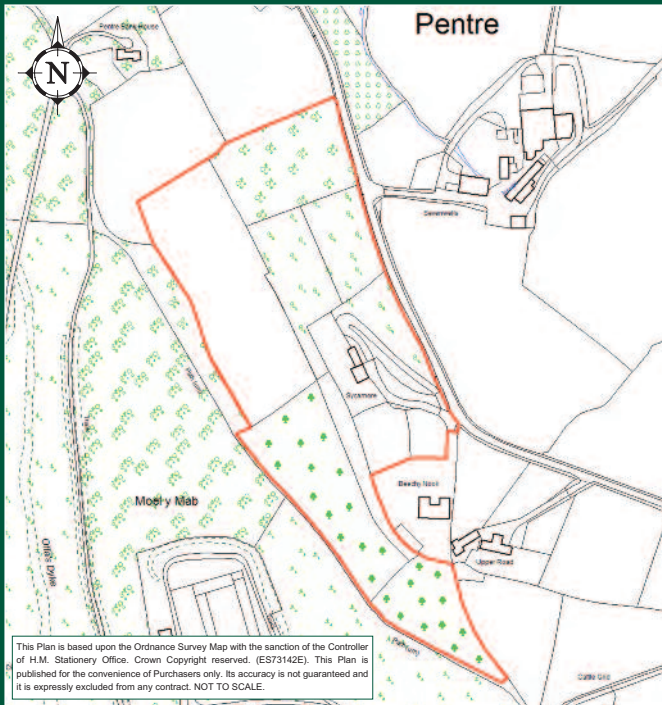
In total the property extends to approximately 7 acres (2.83 hectares). Beyond the gardens surrounding the cottages lies an area of pastureland which extends to approximately 1.70 acres and parcels of deciduous trees and commercial Christmas trees.

The land benefits from various tracks and walkways all of which are interconnected and provide access around the property. The land offers complete flexibility and an exciting opportunity for those wanting to continue the Christmas Tree enterprise or simply enjoy and manage the surroundings for amenity purposes.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC for Sycamore Cottage is included within these particulars. The EPC for Cow Shed Cottage is available from the selling agents upon request.





IMPORTANT NOTICE

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that: - 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor. 3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact. 4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars. 5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.

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