



Cwm Moch, Newcastle,
Clun, Craven Arms, SY7 8QX

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price £365,000



2 reception
rooms



3 bedrooms



1 bathroom



5 acres of land

Bishops Castle 9 miles - Shrewsbury 33 miles - Newtown 11 miles

Cwm Moch is a beautifully situated smallholding in secluded and peaceful setting which enjoys some exceptional views over the surrounding rural landscape.

Completely off the beaten track, this smallholding is currently available with around 5 acres of pasture, gardens and woodland, with a further 28 acres of upland pasture available by separate negotiation.

The stone cottage stands in a sheltered position by the wood with some fabulous southerly views across the fields. It comprises well proportioned accommodation of 3 bedrooms to the first floor with two reception rooms, a kitchen/diner, bathroom and entrance hall to the ground floor.

The cottage also has good environmental credentials with photo voltaic panels and a wood pellet boiler which generate a useful annual income.

The property is an absolute must for those seeking to escape from "the maddening crowd" and enjoy the peace and tranquility afforded by its location.

SITUATION

It is situated on the English side of the border, close to the Cantlin Stone and The Kerry Ridgeway. It sits above Long Pike Hollow and is approached through the Forestry Commission's Long Plantation and by track over neighbouring fields.

It lies about 9 miles East of Bishops Castle, 33 miles from Shrewsbury and 11 miles from Newtown, all of which provide a good range of services and facilities.

THE COTTAGE

The brief accommodation is described as follows:

ENTRANCE HALL AND ENTRANCE PORCH

With access to cellar.

SITTING ROOM (11'11" x 11')

Quarry tiled floor, pellet boiler, ceiling timber, stone bread oven and radiator.

KITCHEN/DINER (15' x 12'4")

Quarry tiled floor, stainless steel sink unit, a range of worktops, cupboards and drawers, vaulted timber ceiling, radiator and exposed stone walls.

LIVING ROOM (15'5" x 13'11")

With feature stone fireplace and walling inset with wood burning stove, quarry tiled floor, timber ceiling joists and radiator.

BATHROOM

With quarry tiled floor, three piece suite with shower above bath, Airing Cupboard with cylinder and immersion. Radiator and part painted stone walls.

A timber staircase rises to the First Floor Landing with radiator and doors to:

BEDROOM 1 (15'4" x 14'1")

With beautiful country views, radiator and fitted carpet.

BEDROOM 2 (12' x 9'7")

With window to the front, radiator and fitted carpet.

BEDROOM 3 (11' x 9'10")

With window to the rear, radiator and fitted carpet.

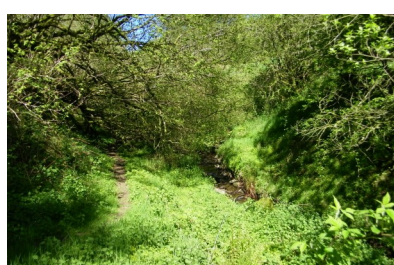
SERVICES

Mains electricity and phone line is connected. It has a private bore hole water supply and private drainage. Satellite broadband is operated. A pellet boiler and photovoltaic panels reduce running costs and provide an energy income under the Renewable Heat Incentive.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX - Band D





OUTSIDE

Adjoining the cottage is a stone extension divided into two sections, both approximately 15' x 10'5". In front are the lawns with ornamental pond and a shed and summer house to the rear. Above is a "fox-proof" chicken run and to one side, a purpose built TIMBER GARAGE with concrete base.

THE LAND

The cottage is offered with around 5 acres of pasture, garden and woodland. The exact position of boundaries to be erected, is open for discussion with interested parties. Cwm Moch, in total, extends to about 33 acres and can be purchased as a whole or more land than the indicated 5 acres can be provided by separate negotiation.

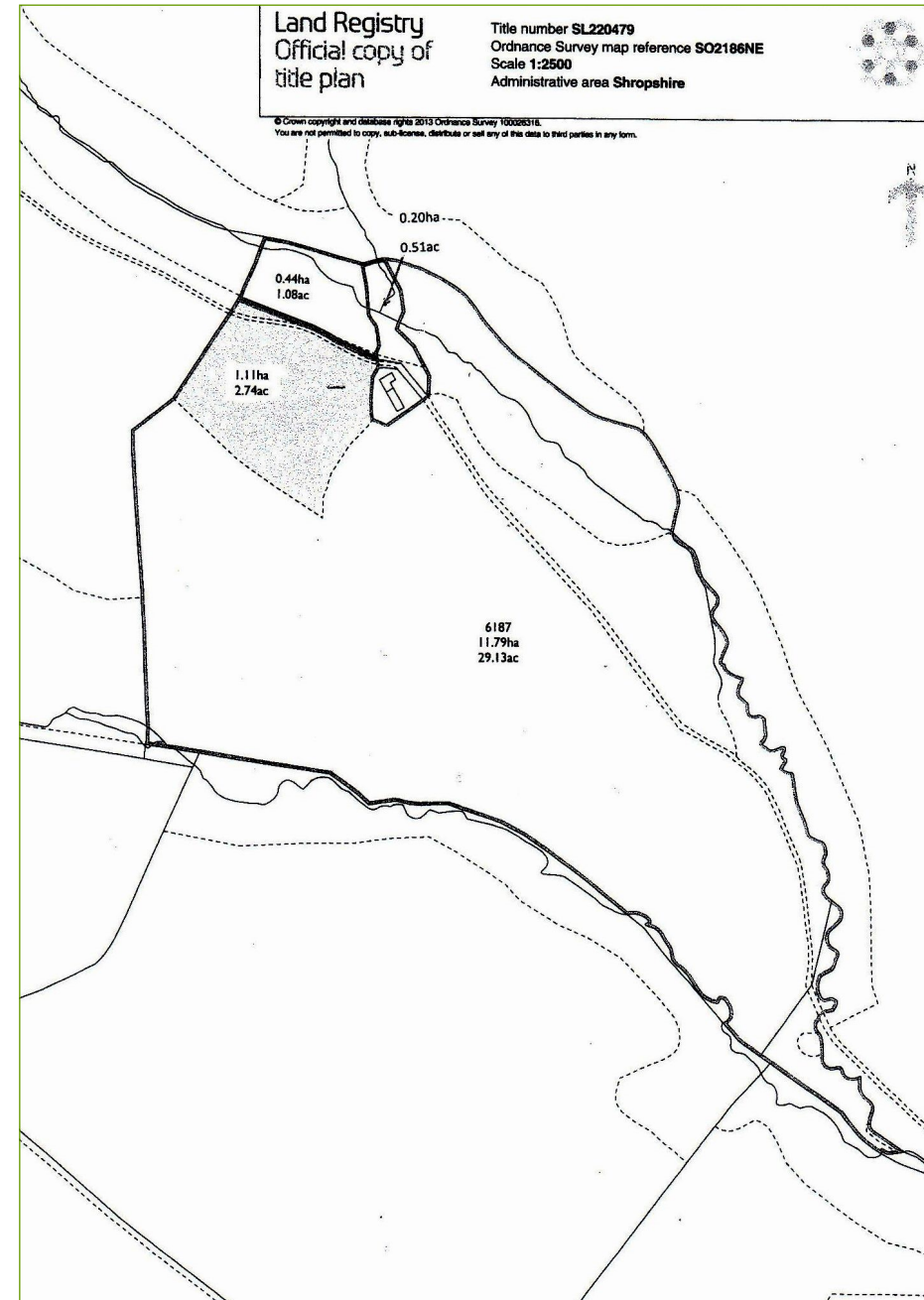
Across the bridleway from the cottage is a wood and orchard which extends to around 1.3 acres, whilst a river meadow lies below and rolling landscaped fields extend from the cottage, South and East. The fields are laid to permanent pasture with natural water supplies.

BASIC PAYMENTS & ENVIRONMENTAL SCHEMES

The land is registered for the Basic Payment Scheme and the vendor will use best endeavours to transfer entitlements, if required, subject to RPA approval. The land is currently entered into the entry level Countrywide Stewardship Scheme. Purchasers will be expected to join on completion.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



Cwm Moch, Newcastle, Clun, Craven Arms, SY7 8QX



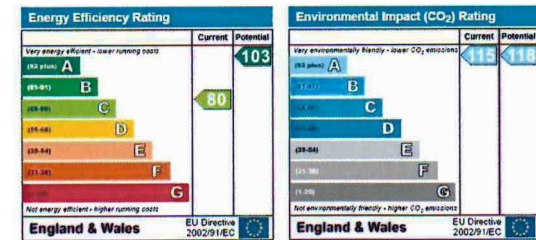
VIEWINGS

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

OS reference SO215870. Do not use Sat Nav. Red arrows on the attached plan should be followed. Once you reach Two Crosses, proceed North West along the no thru road for 2.0 miles and turn left onto the forestry track and continue for 1 and keepbearing left along the bridleway and at a gap in the trees, turn left through the gate along a track over fields which brings you to the cottage.

Energy Performance Ratings.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/financial advice. We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FSA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01588 638755

Bishops Castle office:
43 Church Street, Bishops Castle, SY9 5DA
E-mail: bishopscastle@halls.gb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

