



Holters

Local Agent, National Exposure

Dolafon, Saw Mills, Kerry, Newtown, Powys, SY16 4LN

Offers in the region of £599,500



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Dolafon is an impressive four bedroom character property which is set in the idyllic hamlet of Sawmills near to the village of Kerry. Thought to date back to the 1850s this property retains many original features throughout, including bay windows, exposed timber beams and cast iron feature fireplaces. This exceptional home is an must view, so call us to arrange a viewing now!

Key Features

- Exceptional Country Property
- Character Features Throughout
- Impressive Kitchen Diner
- 3 Reception Rooms
- 4 Bedrooms
- Studio/Additional Ground Floor Bedroom
- Flexible Accommodation
- Ample Off Road Parking
- Located Just 1 Mile from Kerry and 4 Miles from Newtown
- EPC F

The Property

An impressive family home that seamlessly blends various architectural styles. Believed to originally date back to the 1850s, the residence was modified in the 1880s and later converted around 1917 to serve as a home for the local estate manager. Since then, it has continued to be a cherished dwelling. This unique property is located in a substantial wing of a larger estate and offers an impressive family home.

When entering the property you are greeted by an entrance hall which showcases high ceilings and original flooring, with stairs leading to the first floor. The front reception room is a welcoming space with a delightful bay window to the front and a feature fireplace with a wooden detailed surround. Heading back through the hall you will find a second reception room with a further fireplace and original panelling. The next stop is the farmhouse style kitchen diner which is fitted with quality matching units, a deep glazed sink, an induction hob, an electric oven, and space for a fridge freezer. There is a superb island offering further storage and worktop space. One

of the impressive features of this room is the AGA which is set into a brick alcove. There is also a generous walk in pantry/storage cupboard and original beams in the kitchen. The dining area has patio doors leading out to the front of the property allowing natural light in, and is the perfect space to entertain guests. The patio doors have been cleverly designed and fitted into what is believed to be an historic train entrance. From the kitchen area you will find the lovely sun room which leads to you out to the enclosed side garden, and is a light and cosy space to enjoy your morning cup of tea. Continuing through, you will find a utility room with space for your washing machine and dryer, a wc and a studio. The studio space can be adapted to suit the new owners requirements, and could be used as a ground floor bedroom or home office.

On the first floor you will find four double bedrooms, a shower room and the family bathroom. The master bedroom is located to the front of the property and benefits from a bay window with a pleasant outlook to the front. All of the bedrooms have feature fireplaces which is in keeping with the charm and character of the property, whilst two of the bedrooms also benefit from built in storage cupboards. The family bathroom is fitted with a white suite comprising of a roll top bath, wc and wash basin, and the shower room offers a further wc and wash basin and an electric shower.

Outside, the property offers ample off road parking and has a double gated entrance. There is an enclosed side garden which has a designated patio area from the sun room and further

gravelled and grassed areas. To the front of the property is the driveway and a generous lawn area creating the perfect space for children to play or to hosts guests.

Overall, Dolafon is an impressive country property offering superb accommodation throughout. We highly recommend viewing this incredible property to appreciate everything it has to offer!

The Location

The property is situated in the hamlet of Sawmills, which is near to the vibrant village of Kerry which sits astride the A489 some 3 miles from the major town of Newtown. The village has two public houses, a post office, primary school, village hall and church. Other towns, such as Welshpool, Newtown and Shrewsbury, are within commuting distance and provide access to the national rail and motorway network. The largest town in Powys, Newtown is situated approximately 10 miles from the Wales-England border and offers an extensive range of retail, recreational and educational facilities. Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding education available in the area, with 8 junior/ infant schools including a special need school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award in a recent inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture. Newtown also offers a great deal of



everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatre Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown who play their home football at Llatham Park, that recently secured a Europa League qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club who have recently been reformed as the Mid- Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

Services

We are informed the property is connected to all mains water and electric and has a private septic tank.

Heating

The property has the benefit of oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F

Nearest Towns/Cities

- Newtown - 4 Miles
- Montgomery - 9 Miles
- Bishops Castle - 13 Miles
- Welshpool - 14 Miles
- Llanfair Caereinion - 15 Miles
- Shrewsbury - 30 Miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

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Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

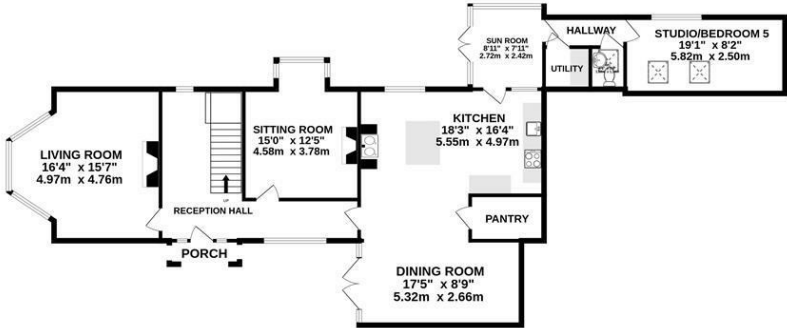
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

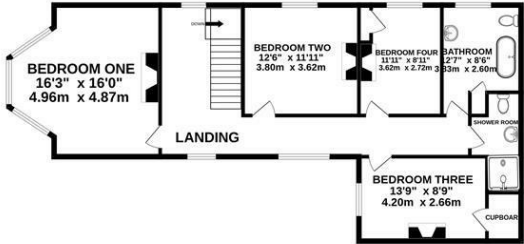
Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1357 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 2347 sq.ft. (218.0 sq.m.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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