



# Holters

Local Agent, National Exposure

**The Mitre, 12 The Village, Kerry, Newtown, SY16 4NR**

**Offers in the region of £350,000**



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## The Mitre, 12 The Village, Kerry, Newtown, SY16 4NR

The Mitre was once a public house where passers-by would stop for a while. Trust us, when you see inside, you'll want to stay forever.

- Beautiful Character Property
- Kitchen with Adjoining Boot Room
- Rear Coutyard
- Council Tax Band C
- Four Double Bedrooms
- Family Bathroom & Additional En-Suite
- Enclosed Private Garden
- Three Reception Rooms
- Presented to An Exceptionally High Standard
- Popular Village Location

### The Property

Standing prominently within the heart of the popular village of Kerry, The Mitre is a home with a rich history and unmistakable character. Dating back to the early nineteenth century, this remarkable home wears both its heritage and colourful past with pride, formerly serving as a public house and renowned meeting point for the Coldstream Guards. Purchased by the current owners in 2012, it has since been comprehensively remodelled and reimagined into a design led four bedroom family home of genuine distinction, rich in period character yet beautifully considered in every detail.

Step through the original front door into a porch created by the current owners, and the house immediately begins to reveal its warmth and personality. The dining room sits to the front of the property, an inviting and characterful space with exposed ceiling beams, a brick chimney breast and an electric woodburner effect fire that gives the room a wonderfully cosy feel throughout the seasons. Secondary glazed sash windows allow for plenty of natural light while helping to keep the room warm and comfortable, making it equally suited to quiet breakfasts as it is to long evenings entertaining friends.

The sitting room is undoubtedly one of the standout spaces within the home. Exposed beams span the ceiling, warm timber flooring runs underfoot, and a handsome inglenook fireplace with a multifuel burner forms a striking focal point. It is the kind of room that instantly makes a house feel like home. Beyond lies the snug, a smaller and more intimate room with its own beamed ceiling,

ideal as a reading room, children's playroom or simply somewhere peaceful to retreat to at the end of the day.

The kitchen is a true statement space, combining practicality with style. Painted Shaker style cabinetry sits against exposed brick walls, while warm timber worktops run the length of the room. A Belfast sink and range cooker sit beneath a Velux rooflight, allowing natural light to flood in throughout the day. A separate pantry provides excellent additional storage, reflecting the careful thought applied throughout the renovation. The full height cellar, accessed internally, offers further versatility and potential for future development, subject to the necessary consents. Off the kitchen, a compact extension provides a practical boot room with access out to the courtyard beyond.

On the first floor, the principal bedroom is a generous and beautifully presented room with exposed beams, wide original floorboards and a feature fireplace. It also benefits from its own en suite bathroom, complete with a freestanding bath that creates a real sense of luxury and retreat. Bedroom two is another spacious double room, equally full of character. The family bathroom on this floor is bright, stylish and well finished, featuring a bath with overhead shower and clean white metro tiling.

The second floor has been thoughtfully remodelled by the current owners to create two further spacious double bedrooms. Both are illuminated by Velux rooflights and framed by exposed timber beams, giving the rooms warmth, texture and charm.

Outside, the grounds are every bit as considered as the house itself. Immediately to the rear is an enclosed courtyard, private and sheltered, with a paved seating area perfectly suited to quiet evenings outdoors. The former coal shed now provides useful log and garden storage. Beyond, a gate leads through a communal garden area to the private rear garden, a genuinely impressive space for a village centre home. A substantial lawn is bordered by well stocked planting beds and a gravel pathway, while a timber summerhouse sits at the far end of the garden. It is a garden designed to work effortlessly for both family life and entertaining.

The Mitre is a rare offering: a home with real history, undeniable style and exceptional space, set within one of Mid Wales' most sought after villages. It is a property that deserves to be experienced in person.

### Kerry

Kerry is a picturesque village in the heart of Powys, set in open countryside with a strong local community. With a population of around 800, it offers a quieter pace of life while still having everyday essentials close at hand.

The village has a good range of amenities, including two public houses, a village hall, a post office, a primary school, a hairdresser, a bowling green and a local football club. These facilities support village life and provide a natural focus for community activity.

The surrounding countryside is well suited to walking and enjoying the rural setting, while Kerry's location also makes it practical for



commuting. Welshpool, Newtown and Shrewsbury are all within reach, providing a wider range of shopping, employment and transport links, including national rail services and access to the motorway network.

Newtown, less than ten minutes away by car, is the largest town in Powys and a key centre for Mid Wales. It offers a broad range of schools, including Newtown High School and Sixth Form, along with further education at Coleg Powys. The town provides a wide choice of shops, supermarkets, cafés, restaurants and essential services, as well as cultural venues including Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum. A variety of sports clubs, gyms and leisure facilities further support an active lifestyle.

Kerry offers a balanced combination of village life, countryside surroundings and convenient access to larger towns when needed.

#### Tenure

We are informed the property is of freehold tenure.

#### Heating

The property has oil fired central heating.

#### Services

We are informed the property is connected to all mains services.

#### Council Tax

Powys County Council - Band C

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns / Villages

Newtown - 2.5 Miles

Montgomery - 9 Miles

Bishops Castle - 13 Miles

Welshpool - 14 Miles

Llanfair Caereinion - 15 Miles

Shrewsbury - 30 Miles

#### What3Words

///wolves.episode.hazel

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### 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.

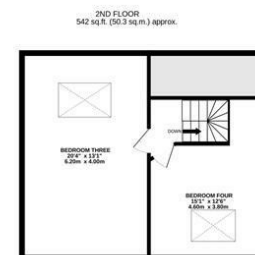
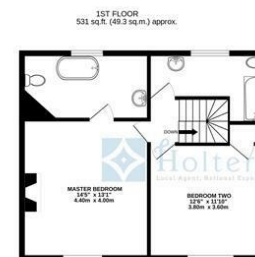
#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML)

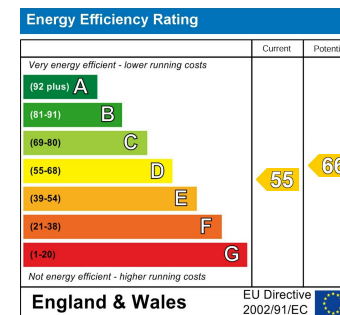
checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 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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