



The Beeches, Common Road, Kerry, Newtown, SY16 4NY

Offers in the region of £675,000



Holters
Local Agent, National Exposure

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What better way to spend a sunny day, than at The Beeches!

This fabulous, detached family home located in the popular village of Kerry, delivers wow-moment after wow moment! *Video Tour Available

Key Features

- Stunning Detached Family Home Set in Approx. 1 Acre
- Refurbished & Beautifully Presented Accommodation
- 4 Double Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Large, Beautifully Landscaped Gardens
- Fabulous Outdoor Kitchen
- Countryside Views
- Detached Garage & Ample Off-Road Parking
- Perfect for Indoor/Outdoor Entertaining
- Popular Edge of Village Location

The Property

The Beeches is a stunning family home located on the edge of the popular village of Kerry, found in the heart of beautiful Montgomeryshire just 6 miles from the English Border, as well as also being approximately 2.5 miles from the market town of Newtown with its many shops, train station and facilities. Closer to home, the village primary school, two pubs, the village hall and post-office/ shop are all found within a 1/4 of a mile of the property. Despite its proximity to the village and wider amenities, one of the elements that makes this home truly special is the sense of tranquillity and privacy you feel after driving through the gates and beyond.

Originally built in the early 2000s, the current owners extensively renovated the property to an exceptionally high standard in 2018. The Beeches is accessed by a private, gated driveway leading up to the house, detached, 2 storey garage and generous parking area. Step inside and you'll discover a contemporary,

light-filled family home with an extraordinary sense of space.

The accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, sitting room, living room, a dining room, a fully equipped kitchen, utility room and downstairs WC. The sleek interiors flow seamlessly from room to room, lending themselves well to entertaining. The hand-crafted Kenton Jones kitchen and adjoining utility room really do pack a stylish punch and will appeal to any home-cook featuring a black gloss dual controlled AGA, integrated double oven and boiling water tap. The kitchen opens up to the large dining room which includes panelled walling, a fabulous bar area and bifold doors opening to the rear garden. The dining room in-turn leads into the living room, which has a large log burner, while the sitting room offers a space for sanctuary away from the hustle and bustle of family life.

On the first floor an impressively large landing area gives way to four double bedrooms, two of which have en-suite bathrooms, plus a family bathroom and airing cupboard. The Master Bedroom includes a Juliet Balcony overlooking the garden to the rear and benefits from a jaw-droppingly gorgeous bathroom with large walk-in waterfall shower, bath, his and hers vanity unit and WC. The three further bedrooms all include built-in wardrobes. The family bathroom features a free-standing bath, walk-in shower, basin and WC. From the landing you also have easy access to the fully boarded loft offering extensive storage.

We could not talk about a property called "The Beeches" without shining a spotlight on the outside areas. The house sits in a plot of approximately 1 acre, with an expansive lawned area stretching up to the rear boundary of the property. The emphasis in landscaping the gardens has once more firmly focused on ensuring

they are conducive to family life and entertaining! Bifold doors from the dining room open onto a patio with steps leading up to the fabulous outdoor kitchen. This is no ordinary BBQ area! The oak framed gazebo allows for al fresco dining with a side of panoramic views over Kerry Vale in the distance. It benefits from electricity, lighting, water, infrared heating and bespoke blinds to extend the viability of this space. Continuing up the garden there is a large flat lawned area ideal for children playing, or even adults who fancy a game of croquet or badminton overlooked by the embanked firepit area (also with power and water supply). The garden also features a rockery area and established trees.

At the front of the property, as well as parking for 8+ cars, you will find the detached 2-storey garage. The current owners have renovated the first floor and use it as a home-gym but it would similarly make an ideal home-office (the property is served by full fibre broadband, ideal for home working).

One of the many features that are sure to appeal to prospective buyers is how surprisingly easy the property is to maintain. Even the expansive lawns are currently overseen by the family's head gardener; their trusty lawn-mowing robot! Heating and hot water are all controlled via smart home app in addition to wall mounted thermostats and there is underfloor heating throughout the ground floor.

The Holters Team fell in love with this gorgeous home the moment we stepped through the front door and we are confident anyone viewing will feel the same!

Location

Kerry is a picturesque village nestled in the heart of Powys, Wales, with a population of around 800 residents, it offers a blend of rural charm and modern amenities.

The village is well-equipped with essential services, including two pubs—the Herbert Arms and the Kerry Lamb—a village hall, a bowling green, a post office, a primary school, and a hairdresser. The local football club, Kerry F.C., adds to the community's vibrant spirit.

Kerry's rich history, scenic surroundings, and strong community make it a delightful place to visit or reside.

Other towns, such as Welshpool, Newtown and Shrewsbury, are within commuting distance and provide access to the national rail and motorway network.

Newtown which is less than 10 minutes by car, offers an extensive range of retail, recreational and educational facilities.

There is outstanding education available in the area, with 8 junior/ infant schools including a special needs school, and Newtown High School & Sixth Form which was recently granted an 'Outstanding' award at inspection. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture.

Newtown 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 – Theatr 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 AFC 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band G.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

The property has oil fired central heating.

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/Cities

Newtown - 2.5 Miles
Montgomery - 9 Miles
Bishops Castle - 13 Miles
Welshpool - 14 Miles
Llanfair Caereinion - 15 Miles
Shrewsbury - 30 Miles

What3Words

///expensive.headed.green

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.

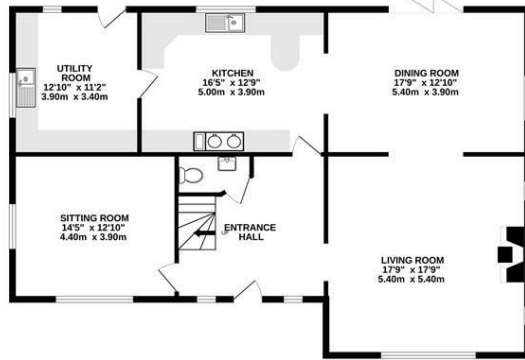
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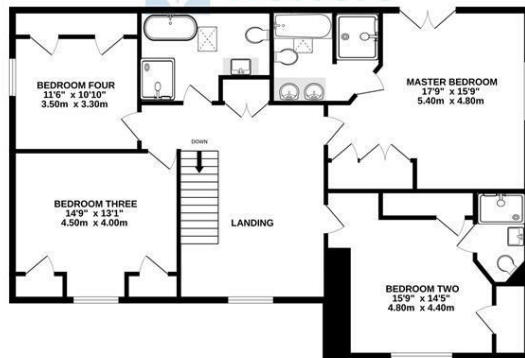




GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



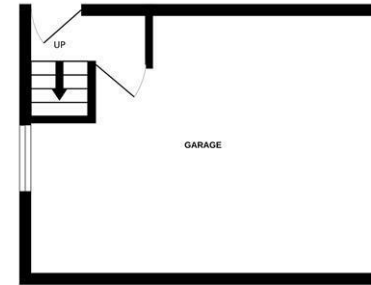
1ST FLOOR
1220 sq.ft. (113.3 sq.m.) approx.



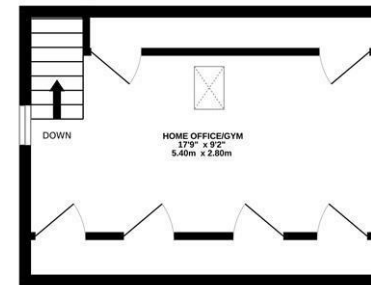
TOTAL FLOOR AREA : 2454 sq.ft. (227.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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GARAGE GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



GARAGE FIRST FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 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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