



Afallen
Nook Lane | Kerry | Newtown | Powys | SY16 4NS

FINE & COUNTRY

AFALLEN





KEY FEATURES

Overview

Currently presented as an immaculate, two-bedroom, detached home but with the unique opportunity of already having the space, plans and structures in place to provide huge scope for conversion of the first floor to easily become a 4-6 bedroom home enabling new purchasers to design to their exact requirements and taste if they wish.

Afallen which is South East facing, has approximately 12 acres of grounds in all, including a double garage, Shepherd's Hut, bespoke handmade stables and a flood-lit all-weather manège/turnout arena. Built by the current owners 13 years ago, this property has been meticulously designed to feature spacious, light-filled rooms with modern conveniences such as underfloor heating, solar PV, solar thermal and a sound system throughout, while still offering great potential for customisation to meet various needs.

The current accommodation comprises a glass porch, utility room, kitchen breakfast room, large reception hallway/dining room, living room, two double bedrooms, family bathroom and an adjoining double garage, currently converted as a home office, storage with WC.

This home offers fantastic potential with plans already drawn up for converting the first floor loft space into additional accommodation under permitted development. There are already 3 velux windows installed on the rear roof elevation with window frame structures located on all the front and side gables ready to install floor-to-ceiling feature glass windows as well as dormer windows/or velux's in the middle front section. The internal first floor plans (which can be re-configured to suit new purchasers needs) can include four more bedrooms, four bathrooms, and two dressing rooms upstairs, providing the option to create up to a 6-bedroom 5- bathroom house or repurpose the ground-floor bedrooms for other uses to be a large 4 bedroom home.





Outside

A brick pillared gated entrance and gravel driveway leads to the double garage and manicured, landscaped gardens, featuring a wrap around level lawn, large patio with seating and dining areas, a part Astroturf chill out area and a spacious raised composite deck area for entertaining. The rear garden also boasts a charming Shepherd's Hut with private rear decking and secluded hot tub which captures the evening sun. The property is securely enclosed with wooden post and rail fencing and laurel hedging.

The property includes a five-bay bespoke handmade L-shaped stable block with a tack room and an all-weather manege/turnout arena with full drainage and Flexi Ride surface. The immediate grounds of house, stables and manege approach one acre and there are a further 11 acres of land, predominantly grassland, which could be split in to paddocks as well as over 1 acre of mature woodland. Ideal for equestrian use or keeping of other various stock.

Completed to a high standard, the property features CCTV and alarm systems covering all the house, stables and field. It has 7.8kW solar PV panels with 14kWh of battery storage and grid loss backup, as well as a solar thermal and solar PV hot water system. These systems ensure a low-cost and highly efficient home, with the property being self-sufficient for nine months of the year, as advised by the current owners.

This beautifully presented modern home is ready for new owners to enjoy and offers great potential for further development. Ideal for those seeking an equestrian home or a rural escape close to amenities, viewing is highly recommended to appreciate this excellent opportunity.



The House

Entering the property through the glass porch, you find a space that seamlessly connects the house and the garage while also providing access to the rear garden. The modern utility room features a range of base and wall units with airing cupboard, sink and drainer along with integrated washing machine and tumble dryer. The bespoke RWK German kitchen is well-equipped with an integrated six-burner gas hob Rangemaster cooker, double sink and drainer, wine cooler, dishwasher, an American fridge freezer with plumbed in water/ice and a range of wall and base units with granite worktops. There is also space for a dining table and chairs, and patio doors that lead out on to the front lawn.

The spacious entrance hall, currently set up as a formal dining room, is filled with light thanks to floor-to-ceiling windows and patio doors that bring the outside in. The cosy living room features solid oak flooring, a feature fireplace with clearview multi-fuel stove, a sliding mirror with hidden TV behind, floor-to-ceiling windows and patio doors leading to the front lawn, as well as a side door leading to the side garden, which lends itself perfectly to add a garden room/conservatory.

This home includes two double bedrooms. Bedroom One has dual aspect windows offering plenty of light and stunning countryside views. The second bedroom features built-in mirrored sliding wardrobes and views of the rear garden.

Completing the accommodation is a luxurious bathroom with a tiled floor, jacuzzi bath, shower cubicle with a rainfall shower, wash basin, WC, heated towel rail, and a TV integrated into the wall.



















The Shepherd's Hut

Completed by the current owners in December 2023, this beautiful Shepherd's Hut adds excellent value to the property. It can serve as either ancillary guest accommodation, a holiday let/air bnb to generate income, or a home office. The accommodation includes an open-plan living/bedroom space, a kitchenette with base units, sink, hob and fridge, and a shower room with a WC, wash basin, and shower cubicle. It all has under-floor heating and Wi-Fi. It also has a rear door leading onto a small private rear decked area and a hot tub, overlooking the properties field and woodland. It is the ideal place to overlook the paddocks and keep an eye on the horses.



Step Outside:

Gardens

The property is approached via a country lane leading to a gravel driveway that provides ample parking and turning space, as well as access to the garage, which is connected to the house via a glass porch. Currently, the garage is converted and serves as a home office and storage area and includes a WC with a wash basin. In front of the house lies a level wrap around lawn. The rear garden is meticulously designed for low maintenance and features a large patio with a seating area, a gravel BBQ area, astroturf chill out space, and spacious decking equipped with an alfresco dining table and chairs with feature low level lighting throughout the areas and grounds. The decking leads to the Shepherd's Hut, which has a secluded hot tub behind it, perfect for enjoying beautiful countryside views and overlooking your own paddocks.

Land

The property spans a total of 11.75 acres, with the house, stables and gardens occupying approximately 3/4 of an acre. The further 11 acres of land which constitutes the majority of the land and is situated slightly further up from the house is predominantly grassland, which could be split in to paddocks or lends itself well for a tracking system as it also has just over 1 acre of beautiful mature woodland. It has two natural water supplies and recently had the owned boundary fencing renewed with a 15 year guarantee stock proof boundary fence. The field also benefits from having a large level hard-core parking area to store things such as machinery and implements and boasts a useful and valuable stone quarry as well as an established woodland to one corner which lends itself greatly to a business opportunity for glamping pods/holiday lodges with spectacular views of the Kerry ridgeway and valley. The land is free draining soil allowing for all year round grazing, turnout or haymaking. There is both pedestrian access and a vehicular access track to the field facilitating ease of feeding and checking on the animals.

Outbuildings

To the right of the house are bespoke handmade stables, secured with alarm, CCTV and key code entry, equipped with power, lighting, Wi-Fi, sink area with rug washing machine, full rubber matting, infrared heat lamps, fans and high ceiling mounted rug rack on motorised winch.

The stables can be configured to accommodate up to five stalls, or open up as large barns providing various options depending on needs, and offer potential for other uses if not equestrian, such as workshops, kennels/cattery, or housing other animals. The stables also include a cross tie and wash-down space with hot water system, ample storage, and a separate secure tack room. Adjacent to the stables is a flood-lit 800-square-meter manège with Flexi Ride surface, suitable for year-round, all-weather use.





Location

Kerry is a very desirable village, rural but very accessible and Afallen is situated on Nook Lane, which is within a short walking distance of the amenities in the village which includes a shop/post office, primary school, village hall, hairdressers and two public houses. The larger town of Newtown is just 3 miles away where a wider range of services can be found including primary and secondary schools, supermarkets, retail shops, doctors surgery, leisure centre, hospital, train and bus stations. With easy access on to the bypass from the village, the property is within easy reach of the main roads to the motorway network. The Welsh coast is also approximately an hours drive away.

If you're looking for an equestrian property, then Afallen is ideally located with exceptional hacking on quiet lanes, tracks and a vast network of bridleways and forestry up to and along the Kerry Ridgeway and over to Anchor, Dolfor and Sarn.

Spectacular Beach riding at Borth or Ynyslas - 34 miles

For those competing, there are a large number of excellent very accessible competition venues, to include;

- Bow House Equestrian - SJ Competitions, clinics and Riding Club with Arena Hire - 13 miles
- Radfords Llanymynech - BE, BD, SJ, AE Competitions and clinics with Arena Hire - 20 miles
- Oswestry Equestrian Centre for clinics, RC & Indoor/Outdoor Arena Hire - 27 miles
- Berriewood Equestrian Centre, BE, BD, SJ Competitions, clinics and Arena Hire - 24 miles
- Kingswood Equestrian
- Tushingam Arena - 40 miles
- Kingswood Equestrian - 40 miles
- Kelsall Hill for International Events - 54 miles
- David Broome for International Events - 65 miles







History

The plot where Afallen sits, and how the house got its name, was originally an allotment with an ancient apple tree stood in the centre, exactly where the kitchen island is positioned now. The tree was in its later part of life and had to be removed for the build. However, the story of the ancient apple tree lives on with the current owners featuring a shard of the trunk and a hand turned bowl made from the tree crafted and gifted by a neighbour on the same lane, which is displayed in the house today.

Equestrian Facilities

Equine Vets in the Village.

Services

Mains electricity, water and drainage. There are solar PV thermal panels on the side elevation of the house and solar PV on the stables roof.

Tenure: Freehold.

Council Tax: Band E.

Broadband: Please refer to openreach.com for fibre availability.

Mobile Phone Signal: Please refer to <http://checker.ofcom.org.uk>

Directions: Using the app What Three Words type in: [awesome.breakaway.jars](https://www.what3words.com/awesome.breakaway.jars)

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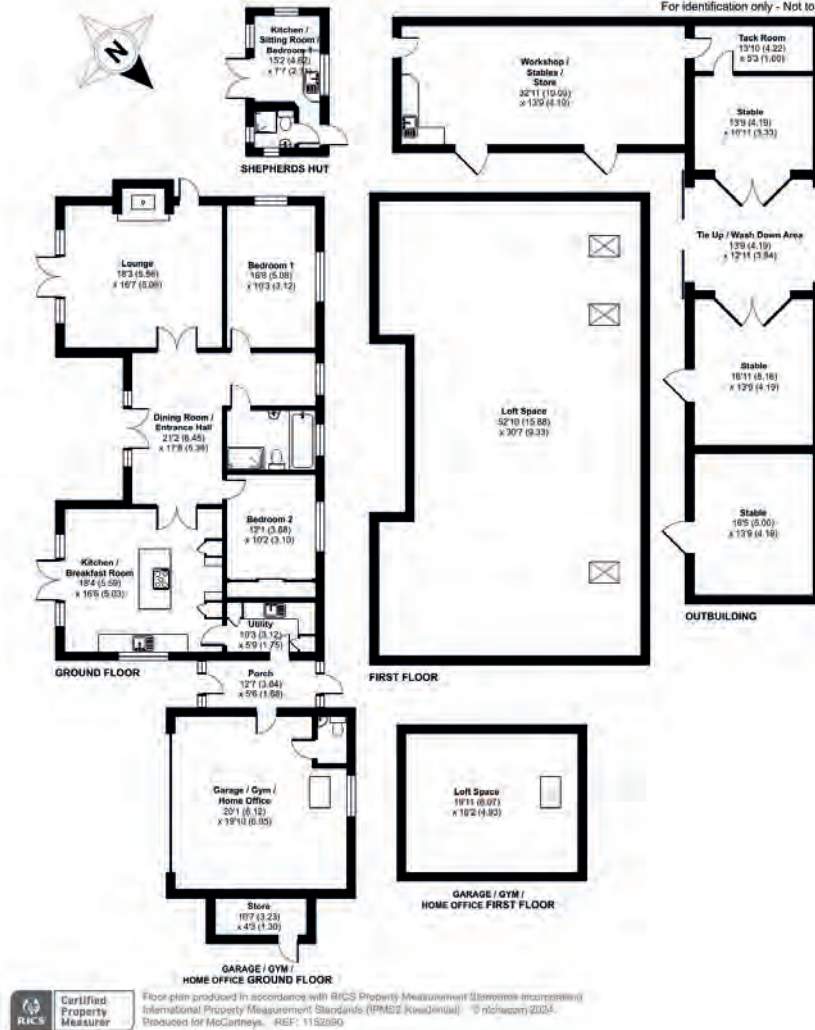


Guide price £950,000

Afallen, Nook Lane, Kerry, Newtown, SY16

Approximate Area = 3717 sq ft / 345.3 sq m
 (includes garage / gym / home office and excludes wood store)
 Outbuilding = 1388 sq ft / 128.9 sq m
 Shepherds Hut = 118 sq ft / 11 sq m
 Total = 5223 sq ft / 485.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 16.07.2024





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Fine & Country Mid Wales
8 Broad Street, Welshpool, Powys SY21 7RZ
01938 531006 | midwales@fineandcountry.com

