



Lower Cefn Perfa
Kerry | Newtown | Powys | SY16 4DW

LOWER CEFN PERFA





INTRODUCTION

Dating back to the late 18th century, Lower Cefn Perfa is an exceptional country residence that beautifully combines period elegance with contemporary comfort. Set within approximately 1.5 acres of exquisitely maintained gardens and grounds, this remarkable home also benefits from a detached two-bedroom self-contained bungalow, extensive outbuildings, three garages and ample private parking. With its handsome Georgian façade, the main house is rich in charm and original character, whilst thoughtfully enhanced for modern living, including full double glazed windows throughout. Internally, the accommodation is both generous and beautifully proportioned, offering a seamless blend of grandeur, warmth and practicality.

A magnificent entrance hall with sweeping staircase immediately sets the tone for the home, leading through to a superb selection of reception spaces including an elegant sitting room, formal drawing room, conservatory and a spacious open-plan kitchen and dining area designed perfectly for both

everyday living and entertaining. A utility room and ground floor WC complete the ground floor accommodation. To the upper floors are four beautifully appointed double bedrooms. The principal and second bedrooms both enjoy en-suite facilities, whilst two further bedrooms are served by a stylish family bathroom. Throughout the home, an abundance of natural light enhances the sense of space and refinement.

Further enhancing the versatility of the property is the detached bungalow, ideal for multi-generational living, guest accommodation or as an attractive holiday or residential letting opportunity.

Surrounding the home, the enchanting gardens provide a peaceful sanctuary, complete with manicured lawns, mature planting, tranquil water features and a picturesque brook flowing along the boundary.





STEP INSIDE

Entering through the front door, you are welcomed into an impressive entrance hallway flooded with natural light and finished with beautiful parquet flooring. The sweeping staircase rises elegantly to the upper floors, while doors lead effortlessly into the principal reception rooms.

The sitting room is a wonderfully inviting space, enjoying delightful views across the gardens through dual aspect windows and French doors. A charming log-burning stove set upon a slate hearth provides warmth and character. Double doors connect seamlessly to the drawing room, creating exceptional versatility for both formal entertaining and intimate family living. Beyond, the conservatory offers an exciting opportunity for future enhancement, with views across the surrounding grounds.

Returning to the hallway, access is provided to a conveniently positioned ground floor WC and the impressive kitchen. Thoughtfully designed with a range of contemporary fitted units and integrated appliances, the kitchen features a substantial central island with power points and a five-ring induction hob, alongside eye-level ovens with warming drawers, microwave, dishwasher and fridge. An inset sink sits perfectly beneath the window, framing attractive garden views.

The kitchen flows openly into the generous dining room, creating a superb sociable space enhanced by dual aspect windows and a further wood-burning stove set upon a slate hearth. Adjacent to the kitchen is a practical utility room.

Ascending to the first floor, the beautiful galleried landing is flooded with light from windows to both the front and rear elevations. The windows to the rear which could be changed to double doors present potential for the creation of a balcony overlooking the grounds.

The first floor hosts the luxurious principal suite and second bedroom, both generously proportioned and complete with fitted wardrobes, en-suite bathrooms and dual aspect windows offering uninterrupted views across the gardens. The principal bedroom also enjoys direct access to the roof terrace. A further staircase rises to the second floor, where two additional bedrooms are accompanied by a well-appointed family bathroom.





















STEP OUTSIDE

Detached from the main residence, the self-contained bungalow offers exceptional flexibility and independence, complete with its own patio area, garage and parking. Finished in a neutral décor throughout, it provides an excellent opportunity for holiday accommodation, residential letting or comfortable living space for extended family members.

Additional outbuildings include a further garage currently utilised as a wood store, alongside a detached double garage, all complemented by extensive private parking.

The grounds, extending to approximately 1.5 acres, are truly enchanting. Beautifully manicured lawns are interspersed with established flower beds, mature shrubs and peaceful seating areas. A patio adjoining the house provides the perfect setting for outdoor entertaining and relaxation.

Steps descend through the gardens towards the brook that gently borders the property, creating a haven for wildlife and an atmosphere of complete tranquillity. Birds nest amongst the mature trees, whilst ducks frequently visit the private brook. A charming summer house enjoys a picturesque position beside the water, where the gentle sound of cascading water enhances the idyllic setting. A decorative foot bridge crosses over adding further charm, while the ever-changing seasonal planting ensures the gardens remain stunning throughout the year.







LOCATION

Enjoying a peaceful rural setting just over a mile from the sought-after village of Kerry, the property benefits from convenient access to a primary school, bus services to a range of secondary schools, two traditional pubs, and a village shop with post office. The historic market town of Montgomery, approximately 9 miles away, provides a wider selection of amenities including a doctors' surgery, vibrant market, independent shops, and charming cafés. The larger town of Newtown is around

3 miles distant and offers a train station with regular hourly services to Shrewsbury, connecting onwards to Birmingham and further afield, together with a theatre, cinema, leisure centre, and several supermarkets. For outdoor enthusiasts, the breathtaking Welsh coastline can be reached within approximately 41 miles to the west.





INFORMATION

Services: Mains electricity and water, private drainage to sewerage treatment plant.

Heating: Oil fired central heating.

Council Tax: Band H (house) and Band D (bungalow)

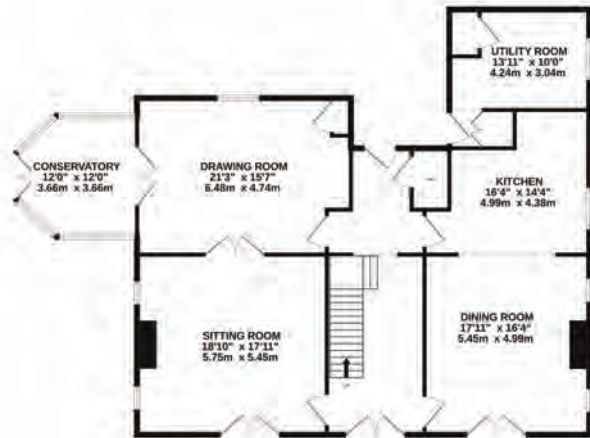
Directions: To locate the property, leave Newtown on the A489 and proceed for approximately 3 miles. Before you enter the village, turn right onto Gilfach Lane. Continue along Gilfach Lane, without turning off at all. Pass "The Forest Bed and Breakfast" on your left and the property will then be the next right, accessed over a brick bridge shared with the neighbouring farm yard. If using What3Words - ///advances.lyrics.dissolves

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Asking price £975,000

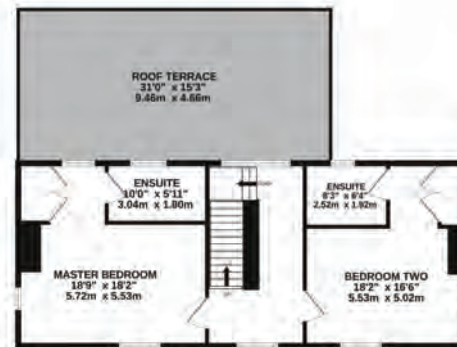
GROUND FLOOR



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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House Floorplan

1ST FLOOR

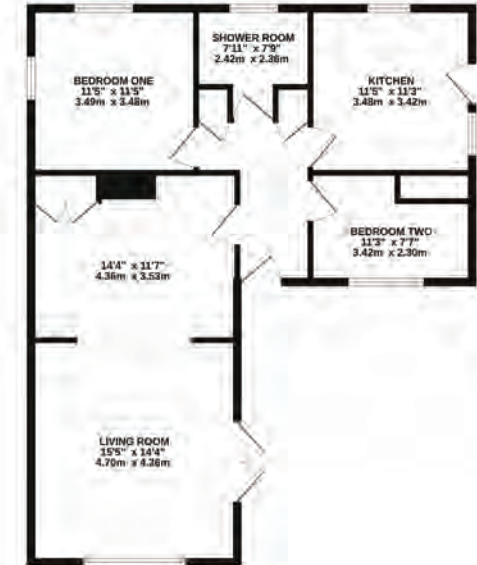


2ND FLOOR

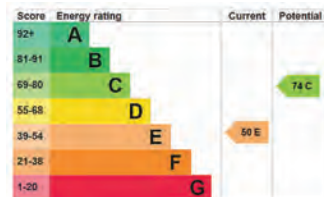


Bungalow Floorplan

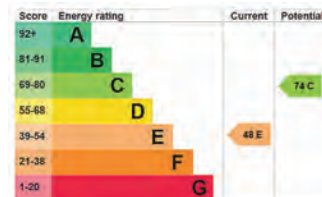
GROUND FLOOR



EPC: House



EPC: Bungalow





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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