



# PENCRAIG

LLANFAIR CAEREINION | WELSHPOOL | SY21 0DW







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Welshpool 11.5 miles | Newtown 13 miles | Montgomery 14.3 miles | Oswestry 24.1 miles | Shrewsbury 30.4 miles  
(all mileages are approximate)

## CHARACTER 3 BED COTTAGE BOASTING SPECTACULAR RURAL VIEWS

Small holding totalling 13 acres split into four generous paddocks  
Great additional facilities including large steel portal framed shed and workshop area  
Rural lifestyle opportunity being situated in unspoilt surroundings  
Ideal for those who are looking for an equestrian-style property  
Viewing essential to appreciate the situation of this quite unique property



### Welshpool Office

14 Broad Street, Welshpool, Powys,  
SY21 7SD

**T:** 01938 555552

**E:** [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)

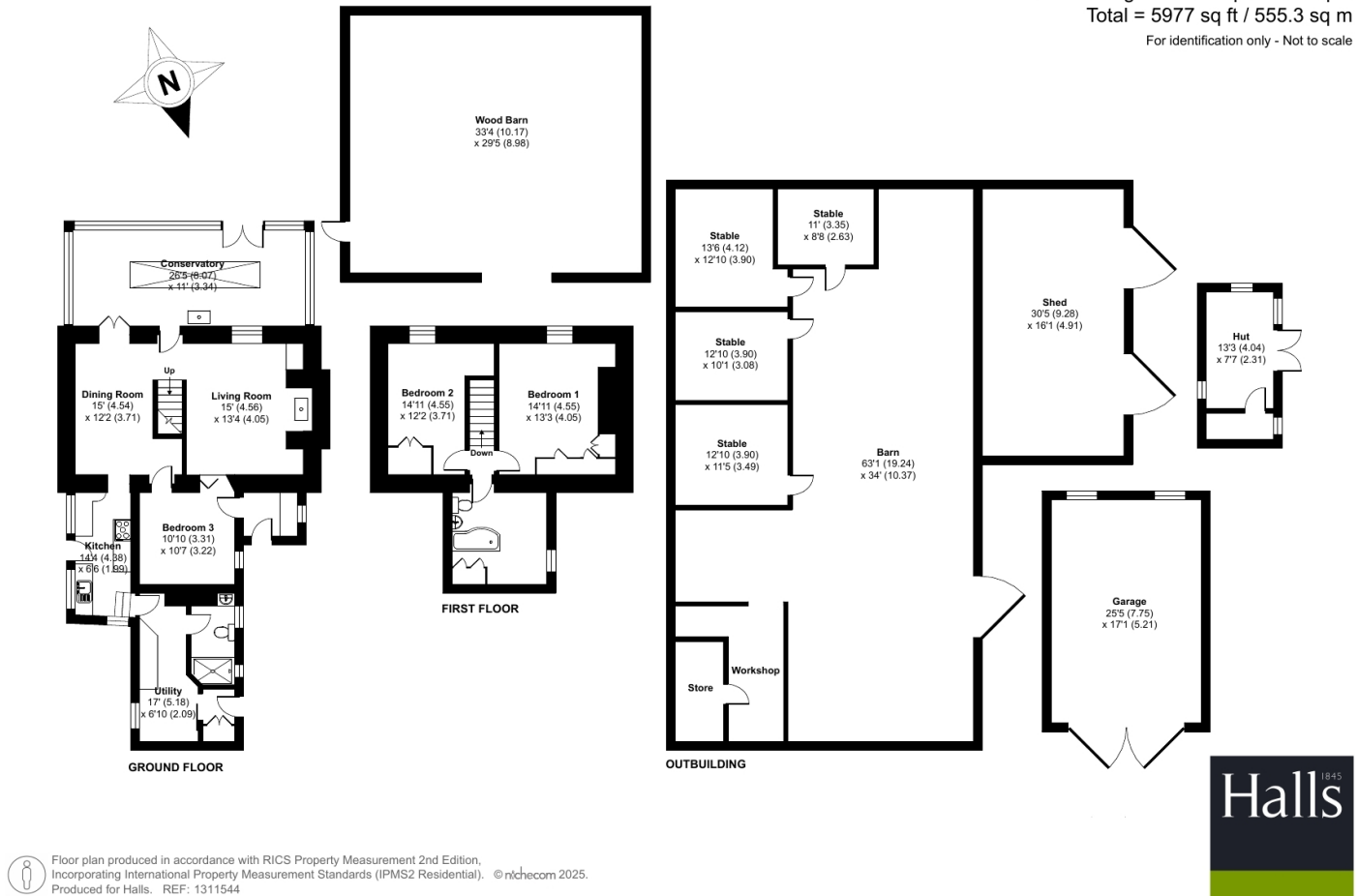
Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Situated on a 13 acre plot split into four generous paddocks, this character 3 bed cottage boasts spectacular rural views with great additional features including a large steel portal framed shed with 4 stables and workshop area, large garage with inspection pit, hay barn, dog kennels, shepherds hut and caravan site with 5 pitches with facilities. The cottage comprises utility room, kitchen, dining room, lounge with large inglenook fireplace, large sun lounge with stove and stunning views, three double bedrooms and bathroom. Viewing is essential to appreciate the situation of this quite unique property, ideal for those who are looking for an equestrian-style property.

## PROPERTY

The property can be entered via a frosted double glazed entrance door leading into the Utility Room; warm flow oil fired boiler, plumbing and space for washing machine and dishwasher, fitted with a range of wall and base units with laminate work surfaces, heated towel rail, frosted double glazed window, tiled floor, smoke alarm, storage cupboard, loft access, panel glazed door to kitchen. Shower Room; large walk-in shower, low level W.C., ceramic sink, tiled floor and walls, two frosted double glazed windows, storage cupboard, heated towel rail. Kitchen; large double glazed windows with views across the valley, stainless steel sink drainer unit with mixer tap, range of wall and base units and granite work surfaces, space for fridge freezer, Stoves range cooker, extractor canopy, under unit lighting, double glazed stable door, recess spotlights, opening into Dining Room; exposed wall timbers, staircase leading off, oak flooring, radiator, under stair storage cupboard, exposed ceiling beams, French doors leading into Sun Lounge; generously sized room with double glazed windows to three elevations to make the most of the views along the valley, tiled floor, Arrow woodburning stove set on polished granite hearth, wall light point, French doors leading out onto large decked entertaining area.



Lounge; panel glazed door to Sun Lounge, large Inglenook fireplace with multifuel stove set on slate hearth with oak mantelpiece, exposed wall timbers and ceiling beams, oak flooring, radiator, window to Sun Lounge. Bedroom Three; exposed ceiling beams, tiled floor, heated towel rail, door to Lounge. Utility Hallway; double glazed access door, space for fridge and freezer, work surfaces, double glazed window, slate tiled floor. Landing; exposed wall timbers, loft access.

Bedroom One; double glazed window with views along the valley, two built in wardrobes, storage cupboard, loft access, exposed ceiling beams and wall timbers, radiator. Bedroom Two; double glazed window with views across the valley, two built in wardrobes and storage lockers, exposed ceiling beams, radiator. Bathroom; fitted with a white three piece suite comprising of jacuzzi bath, pedestal wash hand basin, low level W.C., loft access, radiator, shelved airing cupboard, double glazed window.





## EXTERNALLY

The property is approached along a gravelled, well kept driveway. To the front of the property is a lawned area, gravelled entertaining area accessed from the kitchen, wrap around decked entertaining area, well stocked borders with a wide variety of flowers and shrubs, external power point, covered seating area, outside tap, courtesy light. There is a large concrete and gravelled parking and turning area, two raised vegetable beds, L shaped rear paddock with field shelter, large garage with inspection pit and power, covered lambing shed, large steel framed portal shed with four stables, workshop area with tool store, mezzanine storage level, power and light and concrete floor. Gates from the yard provide access to the orchard and lower paddocks, ideal for grazing. This is well fenced, surrounded with established trees and water is provided by a well (pipework is in place for a permanent supply to the paddocks). There is also a higher paddock and lower lawned garden with pond and established trees, dog kennels, open fronted hay barn. The shepherds hut set in its own plot with Beech hedge surround, steps lead up to decked seating area with lovely views along the valley, double glazed French doors lead into the living area with oak flooring, woodburning stove set on slate hearth, power and light, plumbing for ensuite shower room is in place offering potential for holiday let/ home office. The top paddock is currently used as a campsite with five pitches, power supply, good road access and fantastic views. There is a shower, toilet and information hut, recycling area, chemical waste area and drinking water. (Campsite generates between £3000 to £6000 per annum).



## PRICE

This property is for sale with offers in the region of £685,000 by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

Mains electricity, mains water, oil central heating and private drainage are connected at the property. None of these services have been tested by Halls.

## EPC

Rating 'F'

## LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH  
Telephone - 01938 553001  
Council Tax Band - 'F'

## DIRECTIONS

Postcode for the property is SY21 0DW

What3Words Reference is direction.exclusive.stance

## ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



## VIEWINGS

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@hallsgb.com

## WEBSITES

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







