



FOR SALE

Offers in the region of £475,000

Tan Y Garreg, Llangadfan, Welshpool, Powys, SY21 0PT

This beautifully presented cottage was previously a quarry man's cottage and barn that has been skilfully converted into one dwelling. The three storey cottage comprises of lounge with inglenook and stove, bedroom with vaulted ceiling and ensuite bathroom and dining room with pantry and W.C. to the ground floor (an ideal rental/ AIRBNB) large open plan kitchen/diner with vaulted ceiling, study, utility, garden room and large principal bedroom with Jack and Jill shower room. To the first floor is an impressive galleried lounge with Juliette balcony and stove and two further bedrooms. The property has a field of 2.21 acres, ground source heat pump heats the barn with under floor heating and oil boiler heats the cottage. It is surrounded by a mature garden with many unusual plants and trees. This property offers flexible accommodation and is situated in a lovely rural setting with great views and plenty of character features. Viewing is essential to appreciate the quality, unique layout, privacy, extensive views and situation of this unique cottage.





- Beautifully presented four bedroom property
- Flexible accommodation and unique layout
- Lovely rural setting with great views
- Field of 2.21 acres included
- Ground source heat pump with underfloor heating and oil boiler heating
- Viewing highly recommended to appreciate the quality and setting

Timber entrance door leading to

COTTAGE LOUNGE

Double glazed window to front elevation, two double glazed windows to rear elevation, recessed inglenook fireplace with woodburning stove set on slate hearth, exposed stonework to one wall, stairs off, exposed ceiling beams, two radiators, four wall light points.

BEDROOM

Vaulted ceiling with exposed ceiling beams, three wall light points, double glazed window to front elevation, exposed wall timbers.

ENSUITE

Refitted white suite comprising of bath with shower over and screen, low level W.C., wash hand basin set on vanity unit, shaver point, exposed ceiling beams and wall timbers, three wall light points, radiator, extractor fan.

GROUND FLOOR DINING AREA

Double glazed picture window to rear elevation, exposed ceiling beams, radiator, large shelved walk in pantry with W.C. off.

W.C.

Low level W.C., wall mounted wash hand basin, extractor fan.

KITCHEN

Refitted with a range of wall and base units with laminate work surfaces, quarry tiled floor, space for Rangemaster oven, extractor canopy, double glazed roof light, double glazed window to rear elevation, inset ceramic one and a half bowl sink drainer unit, plumbing and space for dishwasher, space for fridge freezer, recess spotlights, opening into

DINING ROOM

Vaulted ceiling, two double glazed roof lights, three wall light points, oak flooring.

PRINCIPAL BEDROOM

Two double glazed windows to rear elevation, recess spotlights, pine flooring, built in Hammonds wardrobes providing additional storage, four wall light points.

JACK AND JILL SHOWER ROOM

Walk in tiled shower, extractor fan, wash hand basin set on vanity unit, tiled floor, low level W.C., heated towel rail, recess spotlights, frosted double glazed window, shaver point.

STUDY

Quarry tiled floor, smoke alarm.



Approximate Area = 2247 sq ft / 208.7 sq m (excludes void)

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Approximate Area = 2267 sq ft / 210.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1329746



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



UTILITY ROOM

Ground source heat pump, ceramic sink, exposed stone work to one wall, space for fridge freezer, plumbing and space for washing machine, oil boiler.

FIRST FLOOR LOUNGE

Oak flooring, vaulted ceiling with exposed beam, recess spotlights, two double glazed windows to rear elevation with views over the surrounding countryside and farmland beyond, three double glazed roof lights, double glazed door to Juliette balcony, cupboard housing twin coil stainless steel airing tank, woodburning stove set on tiled hearth, under floor heating, two solar light tubes.

BEDROOM

Double glazed windows to both front and side elevations, vaulted ceiling, exposed pine flooring.

BEDROOM

Double glazed window to side elevation, double glazed roof light, exposed pine flooring, eaves access.

GARDEN ROOM

Double glazed windows to three elevations overlooking the garden and farmland beyond, double glazed roof, tiled floor, exposed stone work to one wall. This room is self-cleaning.

EXTERNALLY

The property has generous off road parking, further Tarmac parking area, pedestrian access gate and steps down to gravelled courtyard seating area. There is a paved patio with established borders and lawned area. The property has a field of 2.21 acres attached which has been rewilded into a nature garden with a variety of trees and shrubs. There is a metal barn with concrete floor, power and light with additional gated road access and oil tank.



AGENTS NOTES

The property has underfloor heating to the barn conversion. The oil boiler heats the original three storey cottage. The property has a ground source heat pump and hot water is provided by way of solar thermal evacuated tubes. Fibre broadband and a satellite dish is fitted at the property.

SERVICES

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

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

DIRECTIONS

Postcode for the property is SY21 0PT

What3Words Reference is pickup.clasps.juniors

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.



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.

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com

FOR SALE

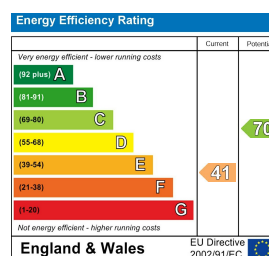
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales

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