

UPPER GRAIG

GOLFA | WELSHPOOL | POWYS | SY21 9BE

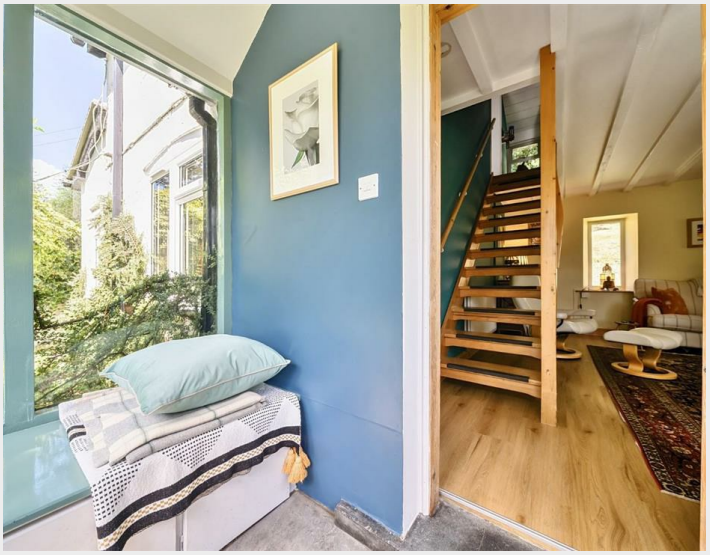






Situated in a lovely rural location with fantastic views, this two bedroom period cottage is located only a short distance from Welshpool. The property sits in a total plot of 4.96 acres including a paddock of 1 acre and an area of established mixed woodland. The accommodation comprises of an entrance porch, lounge with wood burning stove, kitchen, garden room, utility hallway, shower room, landing, two bedrooms and bathroom. The established gardens are a particular feature of the property having well stocked borders and established trees. A simply stunning cottage in a convenient setting.

Offers in the region of £450,000





1 2 2 E

- Stunning Two Bedroom Period Cottage
- Conveniently Situated Just A Short Distance From Welshpool
- Set In A Total Plot Of 4.96 Acres
- Includes A Paddock Of 1 Acre
- Charming Lounge With Wood-Burning Stove
- Gardens Are A Particular Feature With Well Stocked Borders

Double glazed entrance door leading into

Entrance Porch
Paved flooring, windows to three elevations, window seat with storage under, double glazed door leading into

Lounge
Stairs off, oak effect wood laminate floor covering, exposed and painted ceiling beams, double glazed windows to front elevation with views over the garden, double glazed window to rear, freestanding Clearview woodburning stove set on tiled hearth, two radiators, telephone point, double glazed doors opening into

Garden Room
Double glazed windows to three elevations with views over the garden, double glazed French doors to front elevation leading to paved entertaining area, radiator, recess spotlights, underfloor heating.

Kitchen
Fitted with a Kenton Jones range of base units with wooden work surfaces, electric hob and oven, extractor canopy, dishwasher, space for fridge freezer, breakfast bar, double glazed window to front elevation with views over the garden, radiator, fuse board, door to

Rear Hallway
Double glazed window to front elevation, radiator, plumbing and space for washing machine, frosted double glazed side access door.

Shower Room
Refitted with a large walk in shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, heated chrome towel rail, frosted double glazed window to side elevation, extractor fan, recess spotlights.

Landing
Double glazed window to rear elevation, exposed wooden flooring, shelved storage cupboard, tongue and groove panelling to ceiling, loft access.

Bedroom One
Double glazed windows to front and side elevations overlooking the gardens, exposed floorboards, radiator, built in wardrobes, tongue and groove panelling to ceiling.

Bedroom Two
Double glazed window to front elevation, radiator, tongue and groove panelling to ceiling.

Bathroom
Fitted with a P-shaped bath with mixer tap, electric shower over and screen, pedestal wash hand basin, low level W.C., part tiled walls, heated chrome towel rail, shaver light, extractor fan, double glazed window to side elevation, shelved linen cupboard.





Externally

The property has a garage with power and light which has been split into a storage area and home office. The home office area has timber flooring, power points, double glazed windows to front and side elevations. There is a paved pathway meandering to the front door, septic tank, lawned area, oil tank, oil boiler, shed, established borders with a wide variety of perennials, shrubs and flowers, courtesy light, paved patio (accessed from the Garden Room), greenhouse, outside tap, nature pond and paddock extending to 4.96 acres. There is a mixed woodland with a range of Beech, Pine, Ash and Oak trees.

Services

Mains electricity, private water supply via a bore hole, private drainage and oil central heating 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 'E'

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

Directions

Postcode for the property is SY21 9BE

What3Words Reference is royal.functions.jacuzzi

Anti Money Laundering Checks

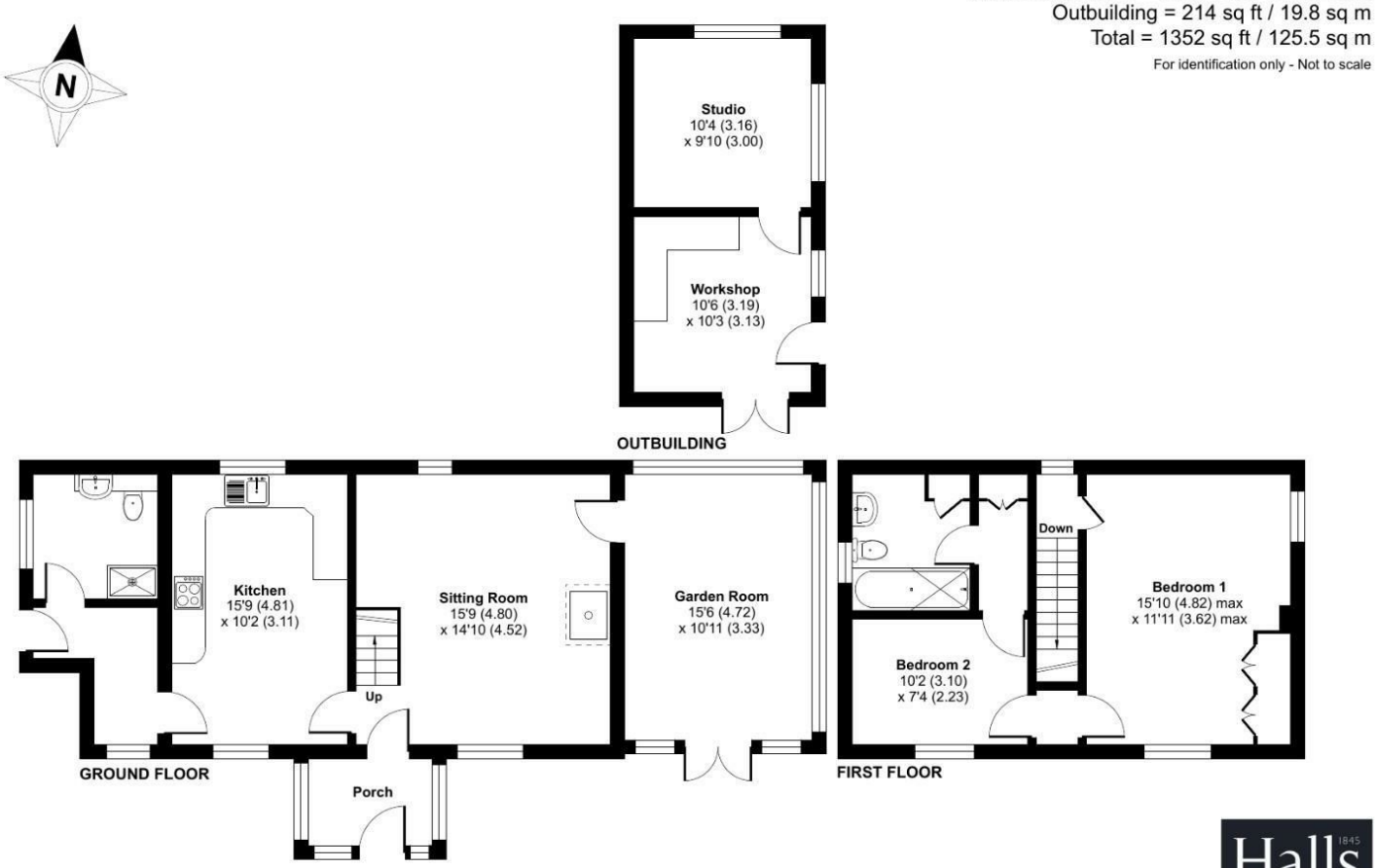
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (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.

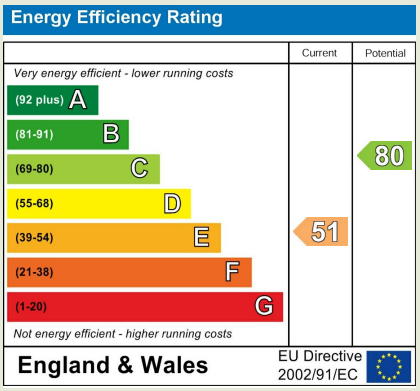
Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1138 sq ft / 105.7 sq m
Outbuilding = 214 sq ft / 19.8 sq m
Total = 1352 sq ft / 125.5 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). ©nichecom 2025. Produced for Halls. REF: 1314120



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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