

RED GATES

GARTHMYL | SY15 6RW

Halls 1845



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GARTHMYL | MONTGOMERY | SY15 6RW

Welshpool 6 miles | Oswestry 21 miles | Wrexham 35 miles | Shrewsbury 25 miles | Chester 48 miles
(all mileages are approximate)

Beautifully Presented Four Bedroom Country Cottage Enjoying a Delightful Canal side Setting

Set within approximately 1.69 acres of private grounds
Attractive flower and vegetable gardens, together with extensive lawn/paddock
Large brick/stone built garage/workshop with storage over and further outbuilding
A charming rural property offering privacy, character and an enviable lifestyle location
Offers Over £600,000

Halls 1845

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Viewing is strictly by appointment with the selling agents

SITUATION

The property is situated in Garthmyl, approximately 10 minutes' drive from the market town of Welshpool and less than a mile from the attractive and historic village of Berriew. Nestling on the banks of the Afon Rhiw, Berriew is renowned for its picturesque setting, traditional stone bridge and strong sense of community.

The village offers an excellent range of amenities including two public houses, a well-regarded independent butcher, tea rooms and deli, primary school, village hall, church, bowling club, tennis club and football club. Berriew retains a vibrant village atmosphere, with church bells regularly ringing for services and weddings and a wealth of community activities throughout the year.

The area offers an appealing blend of countryside living and convenience, with excellent access to Welshpool and the wider road networks serving Mid Wales and Shropshire.

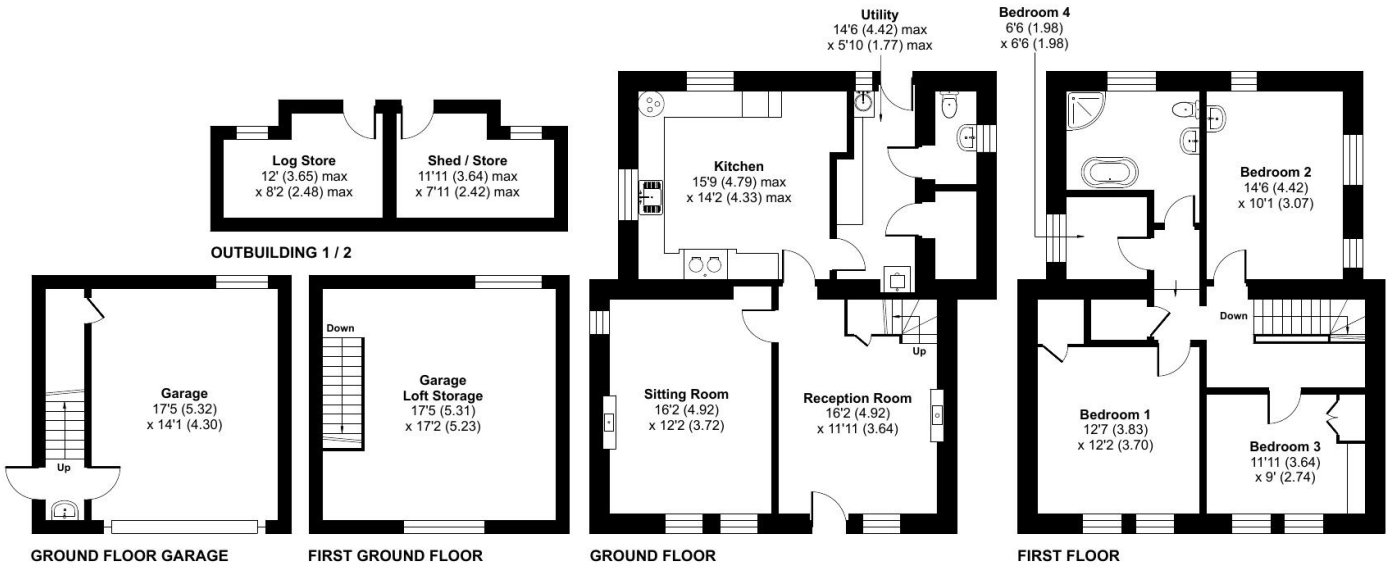
DESCRIPTION

A charming and characterful garden cottage, entered via the traditional workman's entrance at the rear into a practical tiled utility/boot room housing the Aga (that provides hot water) together with a separate WC. Adjacent is a useful walk-in pantry offering generous storage for groceries, preserves and kitchen essentials.

The farmhouse style kitchen is a delightful family space, featuring tiled flooring, granite work surfaces, exposed timber ceilings and a modern electric Aga. Bright and airy, with windows to two elevations, it offers ample room for a central dining table and is complemented by an extensive range of fitted units and integrated appliances.

The property benefits from two welcoming reception rooms, both enjoying the character and warmth of wood-burning stoves, making them ideal for cosy winter evenings.

Approximate Area = 1517 sq ft / 140.9 sq m
Garage = 612 sq ft / 56.9 sq m
Outbuildings = 170 sq ft / 15.8 sq m
Total = 2299 sq ft / 213.6 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 2026. Produced for Halls. REF: 1501285

During the warmer months, the principal reception room opens conveniently to the front garden, creating an attractive connection between the indoor and outdoor living spaces.
At the first floor there are three double bedrooms and a further single bedroom, together with a family bathroom fitted with a roll-top bath and separate shower enclosure. There is potential to create an en-suite bathroom to serve one of the principal bedrooms.

The cottage has been extensively refurbished and improved by the current owners over the years, successfully blending period charm and character with comfortable modern family living. In addition, there is a useful and traditional outbuilding that is understood to have formerly served as a pigsty and now provides valuable storage, log store, workshop, or hobby space. Together, the grounds and outbuildings offer considerable lifestyle appeal and flexibility for a range of rural and and leisure pursuits.













EXTERNALLY

At the end of the private driveway, the property is enclosed by attractive bespoke handcrafted solid steel railings, reminiscent of those found on traditional country estates, creating an impressive setting whilst enhancing privacy and sense of security. To the front of the cottage lies a delightful flower garden enclosed by established hedging, providing a colourful and secluded environment. A productive vegetable garden, neatly screened behind a traditional box hedge, offers an attractive and practical space for those seeking a more self sufficient lifestyle.

The grounds extend to generous areas of lawn interspersed with a variety of mature trees, including fruit trees, creating a picturesque and highly versatile outdoor setting. The land is ideally suited to family enjoyment, the establishment of an orchard, or the keeping of small livestock such as rare breed sheep, chickens or even a couple of donkeys. A particular feature of the property is its direct gated access onto the Montgomery Canal towpath, providing delightful waterside walks in either direction. The popular Nags Head Inn at Garthmyl can be reached along the canal in one direction, whilst the attractive village of Berriew lies in the other.
The property further benefits from a substantial garage/workshop incorporating independent access to extensive first floor storage accommodation. Subject to the necessary planning permissions and consents, the building may offer potential for conversion to ancillary living accommodation; a self-contained apartment for for extended family, a home office, or holiday letting use.

SCHOOLING

Welshpool offers a good choice of schools, including two primary schools and Welshpool High School for ages 11-18. Village schools in Leighton and Guilsfield are also within easy reach, with independent schools around Shrewsbury and Oswestry.

METHOD OF SALE

The property is offered for sale 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, water, private drainage and oil central heating are connected at the property.
None of these services have been tested by Halls.

LOCAL AUTHORITY/ EPC RATING

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

Current EPC Rating - F

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 a memorandum of sale can be issued, and is non-refundable. We thank you for cooperation.



DIRECTIONS

Postcode for the property is SY15 6RW

What3Words Reference is ///digests.personal.complies

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences

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.





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