



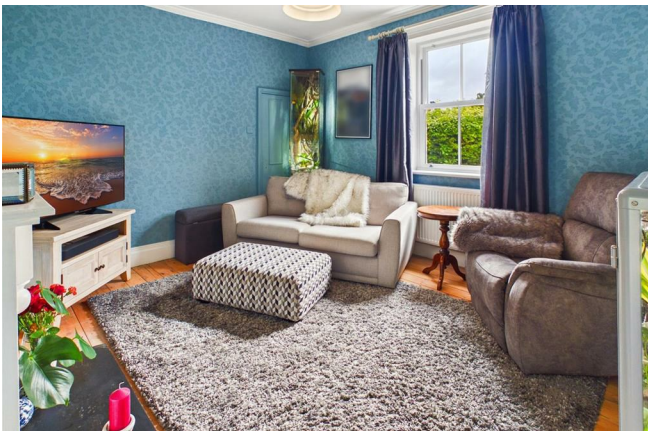


The Cottage, Groesllwyd, Guilsfield, SY21 9NU

£630,000

A beautifully presented and substantially improved five bedroom detached family home set within generous landscaped gardens on the outskirts of Guilsfield. The property offers versatile accommodation including four reception rooms, a cinema room and home gym.

Enjoying a peaceful semi-rural setting with countryside views, The Cottage is ideally placed for local amenities, schools and transport links, making it an ideal family home.





Floor Plan
(not to scale - for identification purposes only)



The Cottage is situated in the charming village of Groesllwyd, on the outskirts of Guilsfield, benefiting from a wonderful sense of community, and in close proximity to the village shop, church, primary school, and popular garden centres close by.

Beautifully updated throughout and impeccably presented, the property is ideally positioned to enjoy scenic countryside walks and a wealth of local attractions, including Gaer Fawr (Great Fort), Powis Castle and Lake Vyrnwy.

The area is well served by highly regarded primary and secondary schools, while the nearby Welshpool train station offers convenient rail connections to the Welsh coast and to Shrewsbury, with onward links to major cities including Manchester, Birmingham and London. Excellent bus services also operate from both Groesllwyd and Guilsfield.

Extending to approximately 240.5 sq m (2,588 sq ft), this delightful family home offers generous and versatile accommodation, perfectly suited to both relaxed family living and entertaining. The well-proportioned rooms are filled with natural light and enjoy lovely views across the beautifully maintained gardens from many aspects.

THE PROPERTY- GROUND FLOOR

The front porch houses the main entrance to the property, opening into the entrance hall with staircase rising to the first floor. The living room is positioned to the right and features a sandstone fireplace with inset log burner, enjoying lovely views over the gardens. The dining room sits to the left and benefits from exposed wooden flooring and a feature wood and brick fireplace, also enjoying dual aspect views over the gardens. The kitchen/breakfast room is fitted with a range of base cupboards and drawers with work surfaces over, together with breakfast bar seating. There is space for a range style cooker with extractor hood above, one and a half bowl sink with mixer tap and plumbing for a dishwasher. Grey Karndean flooring runs throughout, with feature lighting and French doors opening directly onto the patio and gardens, ideal for indoor/outdoor entertaining. The snug provides a cosy additional reception space with exposed wooden flooring, feature wooden fire surround and coving, with doors leading through to both the office and kitchen. The utility room offers fitted storage units, sink, appliance space and a floor-standing central heating boiler, together with excellent additional storage. The boot room provides a useful secondary entrance space and benefits from a built-in low-level cupboard, offering practical storage. A ground floor shower room comprises

WC, wash hand basin and fully tiled shower enclosure. The office provides an ideal home working space with side aspect window and hatch with ladder access leading down to a useful store room/cellar.

FIRST FLOOR

The first floor landing enjoys countryside views to the front and provides access to the bedroom accommodation, family bathroom and useful linen cupboard. There are four well-proportioned double bedrooms together with a further small bedroom, currently utilised as a dressing room, offering flexibility as a nursery or occasional bedroom. One of the bedrooms enjoys dual-aspect countryside views together with an en suite shower room. A further double bedroom also benefits from dual-aspect windows and loft access. Another bedroom includes a recessed dressing area and access to an en suite shower room. The fourth bedroom benefits from fitted wardrobes, shelving and a dressing area. The family bathroom is beautifully appointed with a panelled bath, separate walk-in shower enclosure with twin shower heads, WC and vanity wash hand basin, complemented by a heated towel rail and rear-aspect windows. A useful linen cupboard completes the first floor accommodation.

OUTSIDE

The generous patio provides an excellent outdoor dining and entertaining space overlooking the gardens, fields and woodland beyond. The gardens wrap around the front and side of the property and are enclosed by hedging, offering a good degree of privacy. There are mature fruit trees, planted borders, flower beds, climbing roses and clematis, creating a well-established and attractive setting. A substantial outbuilding is divided into a cinema room, studio/gym, workshop and storage areas. The cinema room benefits from insulated flooring and roof, with windows and doors to three sides. Subject to the necessary planning permissions, the outbuilding may offer potential for ancillary accommodation or annexe use. The property is approached via a generous gravelled parking and turning area providing ample off-road parking and access to both the main house and outbuildings.

ADDITIONAL INFORMATION

The property has been comprehensively upgraded and benefits from a full electrical rewire, complete re-plumbing throughout, and a newly installed oil-fired central heating system. Ethernet sockets installed throughout the property, providing hard-wired internet connectivity in most rooms.

GENERAL NOTES

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water are connected. Oil central heating. Septic tank shared with 6 other properties in the cul de sac. We understand the Broadband Download Speed is: Standard 4 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



Local Authority: Powys County Council
Council Tax Band: G
EPC Rating: D
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Leave Welshpool via the High Street to the roundabout at Raven Square taking the 2nd Exit for Llanfyllin (A490) continue along this road taking the 2nd turning for Guilsfield opposite Hardings Garage and the Londis convenience store. Trawscoed View is a short distance along on the left hand side. Turn into the cul-de-sac where the property is on the left hand side. WHAT3WORDS: ///diplomas.twins.rumbles

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.