

FOR SALE

New House, Pentrebreidd, Guilsfield, Welshpool, Powys, SY21 9DL



FOR SALE

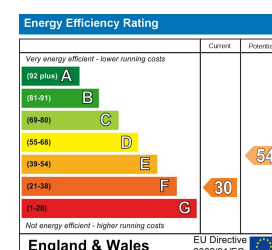
Offers in the region of £550,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



England & Wales EU Directive 2002/91/EC



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



onTheMarket.com



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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s





- Rural two-bedroom cottage with character features
- Refurbished and extended to create a beautifully presented home
- Solar PV panels providing added energy efficiency
- Front garden with pond and gazebo
- Two acres of grounds with three paddocks, stables, and hay barn

SITUATION
Pentrebeirdd is a small rural settlement in Powys, Mid Wales, situated near the village of Guilsfield and just a short distance from the market town of Welshpool (Y Trallwng). Often regarded as a gateway to Mid Wales, Welshpool offers a wide range of local amenities, including shops, schools, healthcare services, leisure facilities, and transport links, while being surrounded by an area of outstanding natural rural beauty.

Welshpool is home to several notable attractions, including the medieval Powis Castle, the Welshpool and Llanfair Light Railway, and the Montgomery Canal, reflecting the town's rich history and heritage. The town also benefits from a railway station providing direct services to Shrewsbury, Birmingham, and the Cambrian Coast, with both Shrewsbury and Newtown within convenient commuting distance.

ACCOMODATION
The property is entered via an attractive entrance porch with oak flooring, where a glazed panel door opens into the impressive open-plan kitchen, dining and snug area, creating a welcoming heart to the home.

The cosy snug features an inset wood-burning stove set within an exposed brick chimney breast, complemented by dual-aspect windows that fill the space with natural light.

Flowing seamlessly from the snug, the beautifully refurbished kitchen and dining area has been thoughtfully designed with a comprehensive range of contemporary wall and base units. Integrated appliances include a washing machine, dishwasher and fridge/freezer, while quality Staron work surfaces incorporate an inset sink and drainer with an extractor canopy above the cooking area.

An oak door leads to the inner hallway, where a turned staircase rises to the first floor. From here, doors provide access to the lounge and rear boot room.

The lounge offers a warm and inviting atmosphere, centred around a charming wood-burning stove. Oak flooring continues throughout, while dual-aspect windows and double-glazed French doors open directly onto the front garden, allowing plenty of natural light and providing an excellent connection between the indoor and outdoor living spaces.

The rear boot room provides a practical and versatile space, enhanced by a vaulted ceiling and a striking glazed gable elevation that floods the room with natural light. A double-glazed door opens directly onto the rear courtyard, offering convenient access and making it an ideal space for coats, boots and everyday storage.

EXTERNALLY
Externally, the property is set within a rural setting, enjoying far-reaching countryside views. The beautifully maintained grounds extend to 2 acres and offer an impressive range of amenities, including three paddocks, two stables, a hay barn, workshop, machinery shed with separate off grid W.C. and washing facilities with independent gas boiler , and a well-established kitchen garden with greenhouse. The front garden provides an attractive approach, thoughtfully landscaped with a pond and gazebo.

Additional features include a shepherd's hut with power and water would make an ideal air B&B for those wishing to generate an additional income stream , solar PV panels, and a wealth of versatile outdoor spaces, making this a truly special country home. The outbuildings have many potential uses beyond their original purpose, subject to the grant of the necessary planning permission.

SERVICES
Mains electricity, water, private drainage and LPG 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'

DIRECTIONS
Postcode for the property is SY21 9DL

From Welshpool:
Take the A490 signed Llanfyllin and continue for approximately 6 miles. Turn left at the road sign for Meifod (please note this road is unsuitable for HGVs). After approximately 10 metres, turn right onto a single-track lane immediately beside the red brick house with a telephone box in the garden. Continue along the lane and bear left at the small Y-junction. At the T-junction, turn left; the property will be found approximately 15 metres along on the right-hand side. The green agricultural barn at the bottom of the drive marks the entrance.

From Oswestry:
Take the A483 towards Welshpool and turn right at Llynclys Crossroads, following signs towards Llanrhaeadr. After approximately 4 miles, turn right onto the A495 towards Llansantffraid. Continue through Llansantffraid on the A495 until reaching the junction with the A490. Turn right, signed Welshpool.

Continue along the A490, passing Valley View Park. Please ignore sat nav instructions to turn right at the small junction while ascending the hill. At the top of the hill, turn right at the sign for Meifod.

After approximately 10 metres, turn right beside the red brick house with the red telephone box in the garden onto the single-track lane. Keep left at the Y-junction, then turn left at the T-junction. The property is approximately 15 metres along, with the green agricultural barn at the bottom of the drive.

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 £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
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www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com