



The Rallt

PONTDOLGOCH, CAERSWS, SY17 5JE





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Welshpool 22 miles | Oswestry 36 miles | Wrexham 51 miles | Shrewsbury 39 miles | Chester 63 miles
(all mileages are approximate)

AN EXTENDED AND TOTALLY REFURBISHED CHARACTER COTTAGE
WITH SIMPLY BREATHTAKING VIEWS

Renovated and extended cottage
Original cottage around 350 years old
Large open plan kitchen/family room
Four bedrooms
Sitting at the head of three valleys with fantastic views



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Viewing is strictly by appointment with the selling agents

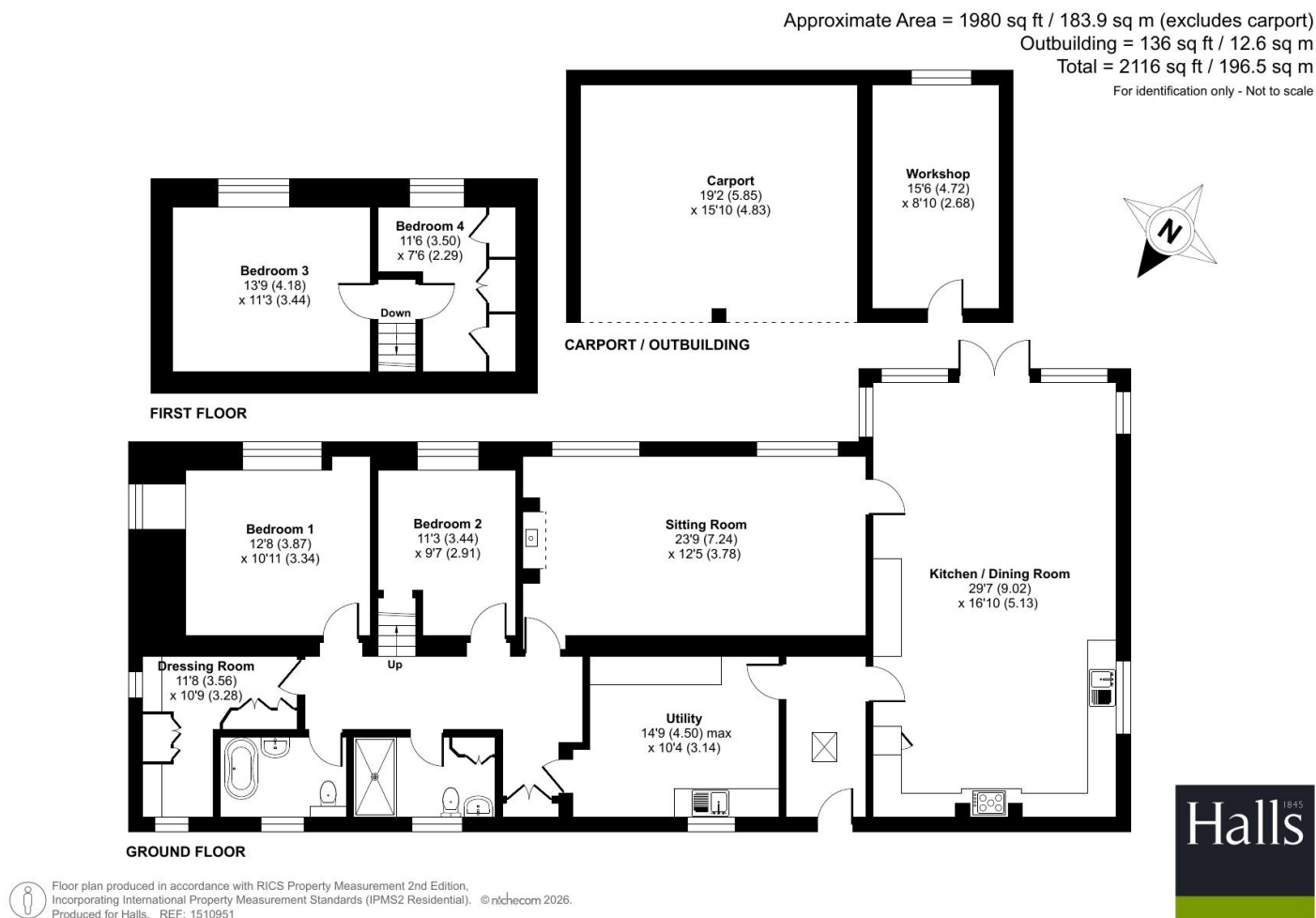
GENERAL REMARKS

Dating back approximately 350 years, this charming cottage has been thoughtfully and skilfully extended by the current owners to create a wonderfully comfortable family home, while retaining an abundance of its original character and charm. Exposed ceiling beams and a handsome stone inglenook fireplace in the sitting room provide a wonderful sense of history, with the latter offering a particularly inviting focal point for cosy winter evenings.

The kitchen is undoubtedly one of the highlights of the property, featuring a striking vaulted ceiling with exposed A-frames and an abundance of natural light. Designed as a sociable family space, the room is enhanced by a glazed gable which perfectly frames the far-reaching views, creating a beautiful setting in which to relax, dine and entertain.

The well-appointed accommodation provides excellent flexibility, with a generous utility room, two bedrooms and both a bathroom and shower room on the ground floor, while two further bedrooms are located on the first floor. The layout is ideally suited to modern family life, with scope for accommodating guests, working from home or providing space for multi-generational living. Outside, the beautifully landscaped gardens offer a wonderful extension to the living accommodation. An established orchard and productive kitchen garden sit alongside a twin car port and workshop, together with a charming summer house. Steps rise to a paved entertaining terrace, where a hot tub provides the perfect place to unwind and make the most of the property's exceptional, far-reaching views. The combination of mature gardens, useful outbuildings and superb outlook creates an idyllic country setting, with a sense of peace and privacy rarely found so close to everyday amenities.

Approached from the rear, the property opens into a welcoming entrance hall, finished with elegant tiled flooring. The living accommodation benefits from underfloor heating throughout, complemented by quality hard flooring.



A particularly generous boot room provides an excellent practical addition to the home, featuring matching tiled flooring and a bespoke range of oak-fronted wall and base units. A sink and drainer, together with plumbing and space for a washing machine, create a well-appointed utility area, while additional provision is made for a freezer. The room also houses the Warmflow oil-fired boiler, discreetly incorporating essential services within this highly functional space.

At the heart of this exceptional home lies a superb open-plan kitchen, dining and family room, thoughtfully designed as the principal hub for both everyday living and entertaining. A striking vaulted ceiling creates an impressive sense of volume and light, enhancing the spacious and inviting atmosphere. The beautifully appointed Shaker-style kitchen combines timeless design with contemporary practicality, featuring elegant wood-effect work surfaces, a range cooker, ceramic sink.



A comprehensive range of integrated appliances includes a dishwasher and fridge, complemented by discreet under-unit lighting that adds warmth and ambience. At the centre of the room, a substantial island provides an ideal focal point for food preparation, casual dining and socialising. A traditional-style dresser unit completes the kitchen, offering valuable additional storage.

A spectacular fully glazed end gable forms a captivating focal point, drawing the eye towards the breathtaking panorama beyond. From this elevated position, the property enjoys far-reaching views across three picturesque valleys, creating a truly remarkable backdrop to everyday life.

Flowing seamlessly from the principal living accommodation is a cosy and inviting lounge with a stone inglenook fireplace forms the centrepiece of the room, housing a wood-burning stove that creates a warm and welcoming focal point.

The inner hallway provides access to two well-proportioned bedrooms, fully fitted dressing room, creating a peaceful and private bedroom wing within the home. Also leading from the hallway is a beautifully appointed modern shower room, alongside a separate bathroom featuring a striking claw-foot roll-top bath, providing a luxurious space in which to relax and unwind.

A staircase rises from the inner hallway to two further bedrooms, providing additional private accommodation and making excellent use of the property's elevated position. These versatile rooms offer a range of possibilities, whether utilised as additional bedrooms, guest accommodation, home offices or quiet retreats, and enjoy the same sense of character and comfort found throughout the property.

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

We understand that the property has the benefit of spring water and mains electricity Drainage is provided to a private system - septic tank. Oil central heating is connected at the property. None of these services are connected at the property.

COUNCIL TAX & EPC RATING

Powys County Council Tax Band - E
Current EPC Rating - D

DIRECTIONS

Postcode - SY17 5JE
What3Words ///indicated.emerge.spellings

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.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

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.



