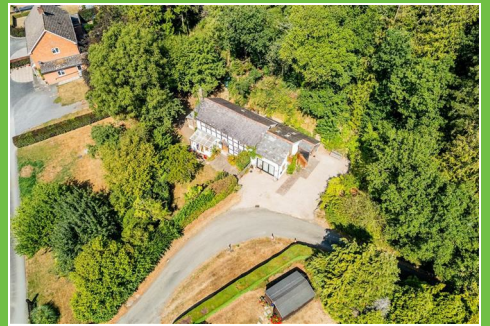


Town & Country

Estate & Letting Agents



Dolobran Cottage , Meifod, SY22 6HU

Offers In The Region Of £380,000

In the village of Pont Robert, Meifod, this delightful detached cottage offers a perfect blend of rustic charm and modern comfort. With its picturesque setting, this property is ideal for those seeking a tranquil retreat in the heart of the Welsh countryside.

The cottage features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. The two well-proportioned bedrooms offer ample space for rest, making it suitable for couples, small families, or even as a weekend getaway. The upstairs bathroom is conveniently located, ensuring ease of access for all residents.

Surrounded by stunning natural landscapes, this property is not only a home but also a gateway to outdoor adventures. Whether you enjoy hiking, cycling, or simply taking in the serene views, the area offers a wealth of opportunities to explore the beauty of the Welsh countryside.

This cottage is a rare find, combining the charm of rural living with the convenience of nearby amenities. If you are looking for a peaceful retreat that feels like a home away from home, this property in Pont Robert is certainly worth considering.

Directions



What3words; ///torched.mugs.illogical

Location

Pontrobert is a charming rural village set within the beautiful Dyfi Valley in Mid Wales, surrounded by rolling countryside, wooded hills and the River Dyfi. The village enjoys a peaceful and picturesque setting, making it particularly appealing to those looking for a quieter pace of life and easy access to the outdoors.

Despite its rural character, Pontrobert is conveniently positioned for access to nearby towns and villages, including Welshpool and Shrewsbury, while the wider area offers a wealth of opportunities for walking, cycling, fishing and exploring the surrounding countryside. The dramatic scenery of Mid Wales, together with the area's numerous country lanes, rivers and woodland, makes Pontrobert an attractive location for those seeking a traditional country lifestyle.

Accommodation Comprises



Hallway



Ancient steps lead to the property at the front, the characterful entrance hall features a slate-flagged floor, exposed beams and wall timbers, creating a warm and traditional feel. A radiator provides heating, while an oak staircase rises to the first floor. A door to the left leads into the dining room, while the door on the right leads to the kitchen.

Additional Photo



Dining Room 11'7" x 15'7" (3.54m x 4.75m)



The room is rich in character, featuring a door and two windows to the front, along with a striking large inglenook fireplace with a substantial wooden beam over. The fireplace retains a traditional bread oven

and provides space for a log-burning stove, creating an impressive focal point. Exposed beams and wall timbers add further warmth and charm, complemented by a radiator. The door leads into the attached sun room.

Fireplace



Sun Room 6'7" x 10'7" (2.02m x 3.25m)



The bright and inviting sunroom is glazed on all sides, creating a light and airy space with lovely views of the garden. The room features a tiled floor and double doors opening directly onto the south facing garden, providing a seamless connection between the indoor and outdoor spaces. A step leads through into the dining room.

Additional Photo



Additional Photo



Kitchen 10'4" x 15'0" (3.15m x 4.58m)



The kitchen is fitted with a range of base and wall units, complemented by a stainless steel sink and drainer with mixer tap over. There is a Neff gas hob with extractor fan above along with a Neff electric oven, together with space for a freestanding fridge/freezer and plumbing for a dishwasher. A window to the front provides natural light, while exposed beams and wall timbers add character and charm. The room is finished with attractive slate flooring and benefits from a radiator. A door leads into the lounge.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Lounge 12'5" x 13'10" (3.79m x 4.24m)



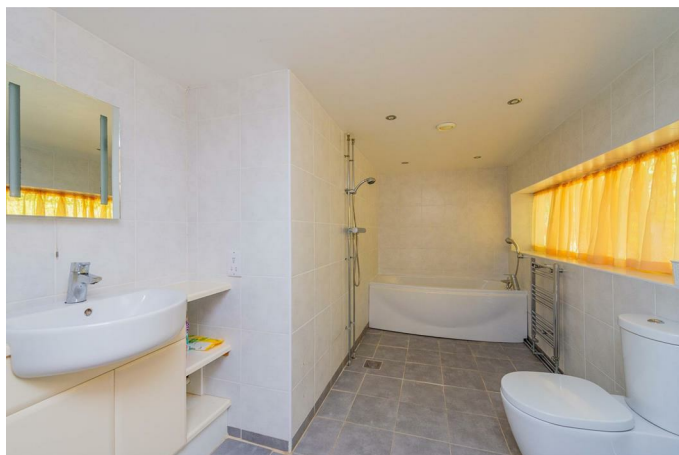
Utility Room 7'9" x 7'4" (2.38m x 2.26m)



The spacious and characterful room features attractive exposed stone walls, complemented by a large full-length picture window to the front, flooding the room with natural light, along with an additional window to the side. Oak flooring, a TV point and radiator are provided, with a door leading through to the utility/bathroom.

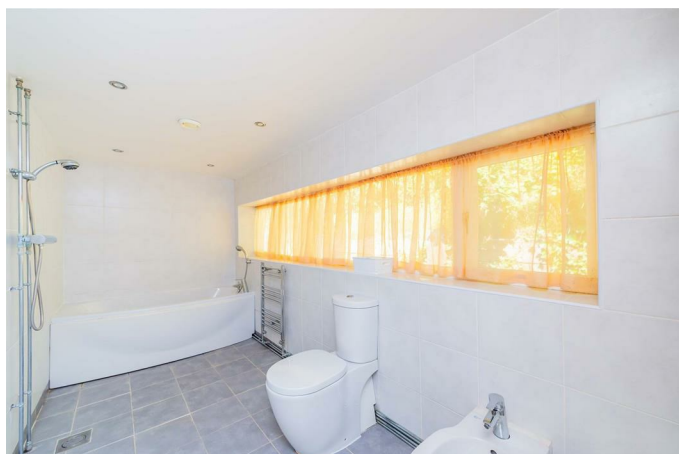
The useful utility area provides space and plumbing for both a washing machine and tumble dryer, together with a range of wall units for storage and useful work surfaces. The room features a tiled floor and radiator, with a door leading through to the wet room and a further door to the side porch.

Ground Floor Wet Room 12'8" x 7'9" (3.87m x 2.37m)



The spacious wheelchair accessible bathroom is fitted with a bath, separate wet room shower, WC, bidet and wash hand basin set within a vanity unit. The room is complemented by fully tiled walls, a heated towel rail and radiator, with spotlights to the ceiling providing a warm ambience. An extractor fan and Velux window ensure good ventilation and natural light.

Additional Photo



Side Porch

This useful covered area to the side is paved with Indian stone and benefits from external lighting, a door providing access to the side of the property. Sitting adjacent to the main parking area this is likely to be the main entrance used. An additional door leads to a useful storage cupboard housing the oil-fired boiler.

First Floor Landing



The landing area benefits from a Velux window, exposed beams and wall timbers, a radiator, with doors leading through to the bedrooms and bathroom. There is also a window on the mid-landing letting further light into this space.

Bedroom One 13'8" x 9'3" (4.18m x 2.83m)



The bedroom features a window to the front, allowing plenty of natural light, while exposed beams and wall timbers add character and charm. A triple built-in wardrobe provides excellent storage, complemented by a stripped oak floor, wall lights and radiator.

Additional Photo



Bathroom 9'2" x 6'1" (2.81m x 1.868m)



The bathroom features a window to the front, a bath with shower over, WC and wash hand basin set within a vanity unit. The room is finished with an oak floor, part-tiled walls and spotlights to the ceiling, with an extractor fan providing ventilation. Exposed beams and wall timbers add character and warmth to the space.

Bedroom Two 9'1" x 13'7" (2.78m x 4.16m)



The bedroom benefits from a window to the front, with exposed beams and wall timbers adding warmth and character. A further triple built-in wardrobe provides excellent storage, while the stripped oak floor, wall lighting and radiator complete the room.

Additional Photo



Stairs to Craft Room



Study/Craft Room 12'5" x 13'9" (3.80m x 4.20m)



Accessed externally, a staircase leads to a further room which would be ideal as a study, third bedroom, craft room or could be a useful storage room if required. Entered via a door to the side, this space retains plenty of character, with attractive exposed stone walls, two Velux windows provide natural light. There is also a radiator and a useful door leading into the eaves, providing valuable additional storage space.

To the Front

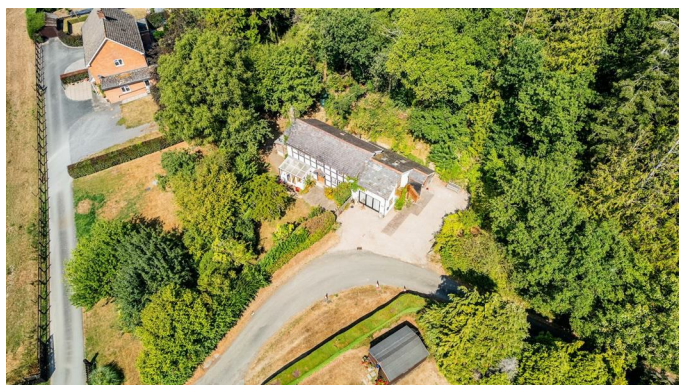


The property is approached via a traditional cobblestone pathway with steps leading to the front door, creating an attractive and characterful entrance. The enclosed south facing garden is bordered by established hedging, with mature shrubs and trees providing privacy, greenery and seasonal interest. There is a further area for parking at the front if required. Gated access leading through to the garden.

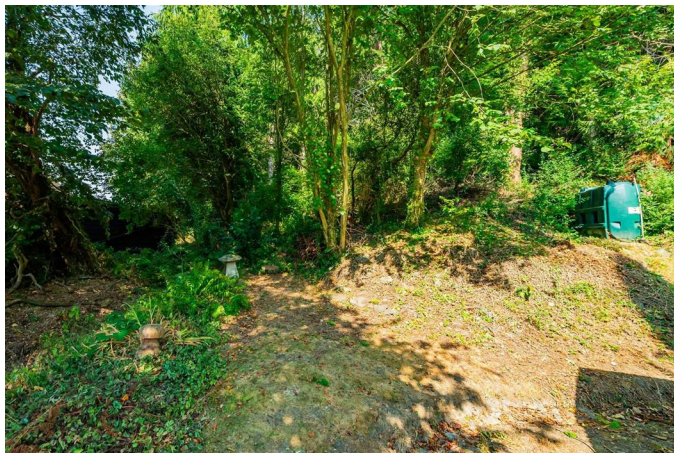
To the Rear

A pathway leads around to the rear of the property via gated access, providing a practical connection between the front and rear gardens. A particular feature of the property is the approximately 1.3-acre area of woodland, accessed from the rear of the lane, offering a wonderful private setting with mature trees and excellent potential for enjoying nature, wildlife and the surrounding countryside.

Aerial Image of the Property



Additional Photo



Additional Photo



Additional Photo



To the Side



There is ample off-road parking for several vehicles, with a door providing access into the useful side porch. A further area of garden extends from the property, leading naturally into the adjoining woodland and providing a wonderful sense of privacy and connection with the surrounding countryside.

Store Room 9'10" x 8'2" (3m x 2.5m)



This useful store room has a window to the rear and side.

Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

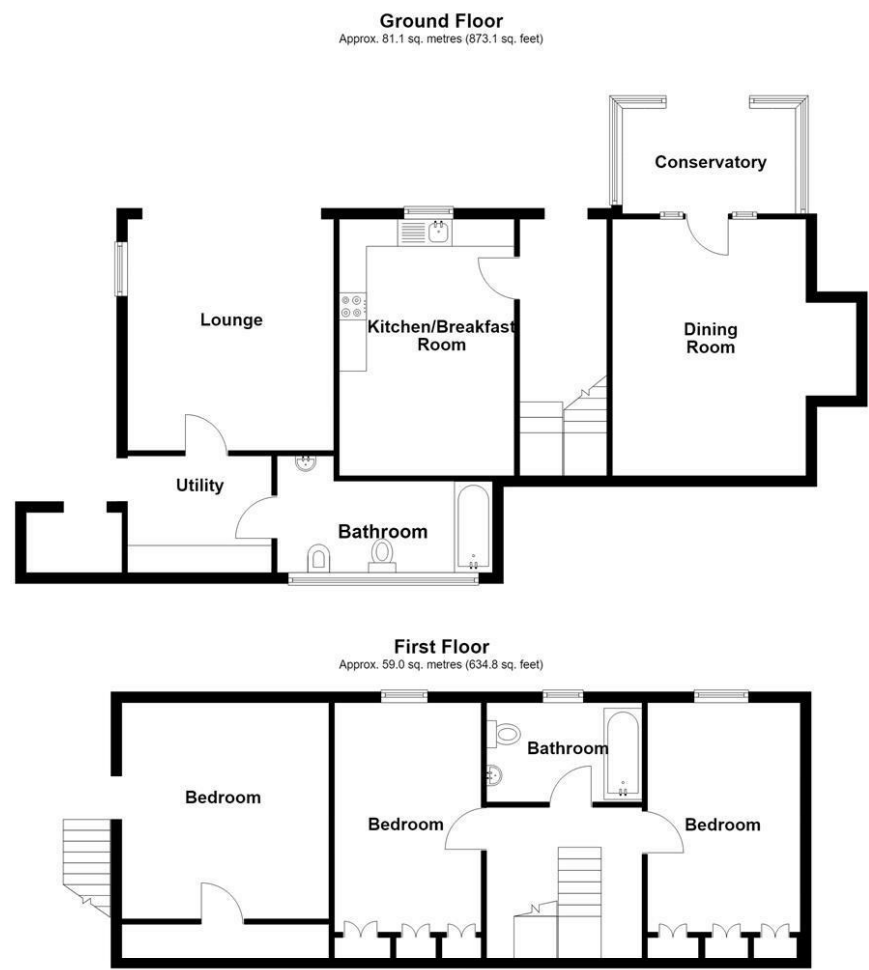
Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

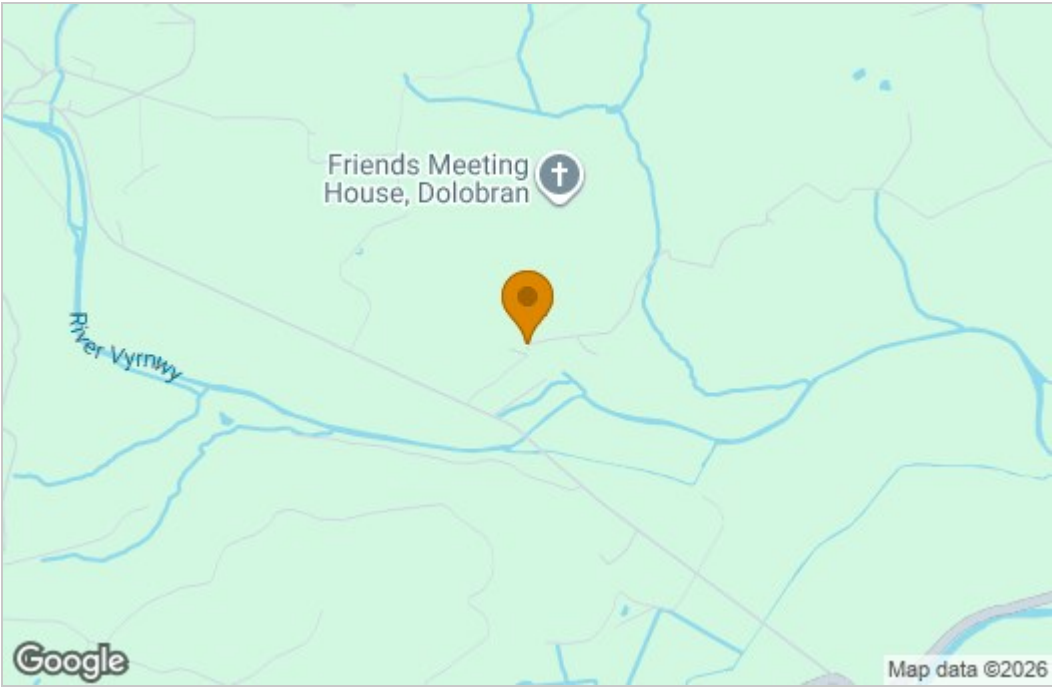
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

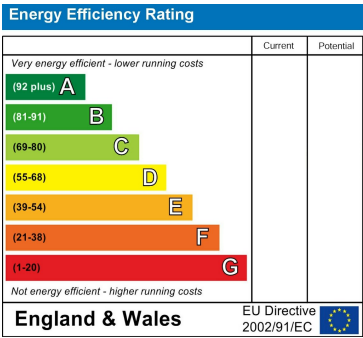
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.