

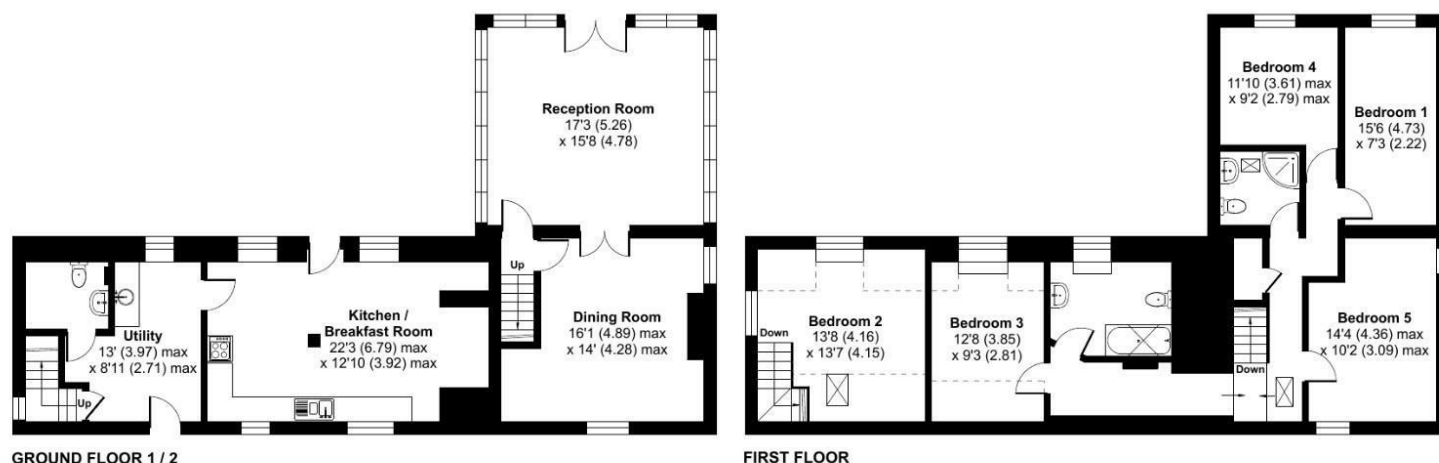
FOR SALE

Pen-y-Ffordd, Dolanog, Welshpool, SY21 0LA



Approximate Area = 1831 sq ft / 170.1 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Total = 1941 sq ft / 180.3 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR 1 / 2

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1494723

FOR SALE

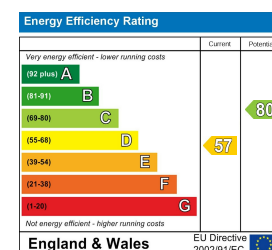
Offers in the region of £415,000

Pen-y-Ffordd, Dolanog, Welshpool, SY21 0LA

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



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Residential / Fine Art / Rural Professional / Auctions / Commercial



2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Five-bedroom cottage
- Rural position enjoying far-reaching views across surrounding farmland
- Range of outbuildings including traditional barns, hay barn, steel portal building
- 1 acre paddock
- Sun room with panoramic views over the garden

SITUATION

The property is situated close to the nearby market town of Welshpool (Y Trallwng), often regarded as the gateway to Mid Wales, provides a comprehensive range of shops, schools, healthcare, leisure facilities, and transport links. Welshpool is also home to attractions including Powis Castle, the Welshpool and Llanfair Light Railway, and the Montgomery Canal.

The town's railway station offers direct services to Shrewsbury, Birmingham, and the Cambrian Coast, with both Shrewsbury and Newtown within convenient commuting distance.

ACCOMMODATION

The front door opens into a welcoming and highly practical boot room, featuring an attractive quarry tiled floor and a traditional butler's sink.

This versatile space offers excellent potential to be separated from the main accommodation, creating a self-contained guest annex or holiday let, ideal for Air bnb or multigenerational living and providing an opportunity for additional income.

Adjoining the boot room is a cloakroom/WC, which offers scope to be reconfigured into a shower room, with the boot room serving as an open-plan living and kitchenette area if required.

A staircase rises from the boot room to a spacious first-floor room with an impressive vaulted ceiling, exposed floorboards. Filled with natural light from side and rear windows, together with a double-glazed rooflight, this delightful space is ideal as a generous bedroom, home office or studio.

The spacious kitchen/dining room is a wonderful blend of character and practicality, centred around an impressive stone inglenook fireplace complete with a traditional bread oven and slate hearth.

The well-appointed fitted kitchen provides ample storage and preparation space, together with space for an electric cooker. Exposed ceiling beams enhance the room's period charm, while windows to both the front and rear aspects allow an abundance of natural light to fill the space. A door to the rear provides convenient access to the parking area and gardens beyond.

Leading from the kitchen is a delightful dual-aspect sitting room, a warm and inviting space centred around a wood-burning stove.

Character features include tongue-and-groove panelling to one wall and exposed painted stonework to another, creating a cosy and welcoming atmosphere. French doors open seamlessly into the adjoining sun room.

The sun room is a wonderfully light-filled space, enjoying windows to three elevations that perfectly frame the far-reaching countryside views. Finished with attractive slate tiled flooring, it provides an ideal place to relax or entertain throughout the year, with French doors opening directly onto the rear terrace and gardens.

The first floor offers a well-proportioned and versatile arrangement of bedrooms, centred around a delightful principal suite featuring a vaulted ceiling and exposed floorboards, creating a wonderful sense of character and space. The adjoining en suite bathroom is equally charming, with exposed wall timbers adding to its period appeal.

In addition, there are two further generous double bedrooms, a comfortable single bedroom, and a well-appointed family shower room, providing excellent accommodation for both family living and visiting guests.

EXTERNALLY

Externally, the property is approached through a gated entrance leading to an excellent range of traditional and modern outbuildings, including a former cowshed, useful store, an open-fronted three-bay hay barn, and a substantial steel portal-framed open-fronted barn. These versatile buildings offer excellent potential for a variety of uses, subject to any necessary consents. There is further gated gravelled parking and turning area to the rear of the cottage.

The property also benefits from a 8.4KW solar photovoltaic (PV) system and an air source heat pump, providing energy-efficient and environmentally conscious heating solutions.

Completing the grounds is a well-fenced paddock extending to approximately 1 acre, with independent vehicular access, making it ideal for equestrian, smallholding or recreational use.

SERVICES

Mains electricity, private water - Borehole, private drainage - Septic tank and an air source heat pump 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 'F'

DIRECTIONS

Postcode for the property is SY21 0LA

What3Words Reference is ///comedians.bronzes.forum

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 £30 (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