



Holters

Local Agent, National Exposure

Heulfron, Bettws Cedewain, Newtown, SY16 3DS

Offers in the region of £445,000



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Toys on the lawn, coffee on the balcony, barbecues on the patio – Heulfron is a family home designed for making memories.

Get in touch with Holters to arrange your viewing of this fabulous family home, tucked away in a corner of ever-popular Bettws Cedewain.

Key Features

- Lovely Detached Family Home
- Beautiful Master Bedroom Suite & 4 Further Double Bedrooms
- Country Kitchen with Adjoining Utility
- Large Main Reception Room, Dining Room & Self-Contained Office
- Family Bathroom, Ensuite Shower & Downstairs WC
- Beautiful Large Garden
- Double Garage
- Ample Off Road Parking
- Countryside Views
- Popular Village Location

The Property

Heulfron is a handsome 1930s detached family home in one of Mid Wales' most sought-after villages, combining period character with modern comfort and family-friendly space. Owned since 2018 and beautifully redecorated throughout, it offers generous accommodation and wraparound gardens of roughly a third of an acre that open towards the surrounding countryside. A new porch and front door set the tone on arrival, and a private driveway provides ample parking in front of the integral double garage.

Step inside to a lovely, light entrance hall with exposed staircase rising to a large galleried landing. From here the accommodation flows naturally. The main reception room runs the full width of the house, a superb family space with bay window to the front and French doors at the rear straight out to the patio and gardens – ideal for everyday living and larger gatherings. There are exposed beams and two coal-effect gas fires in the principal rooms; the original chimneys remain in place should a future owner wish to install log burners.

A separate dining room offers an excellent setting for family meals and entertaining, with another bay window and period detail. The country kitchen is practical and social in equal measure, with an island and good worktop/storage provision, and it links neatly to the adjoining utility room and a downstairs WC.

Completing the ground floor is a self-contained office, created as part of the later extension. It benefits from its own separate entrance, making it ideal as a dedicated workspace, studio or consultation room.

Moving upstairs, the staircase rises to a large, airy galleried landing, a real feature of the house that sets the tone for the accommodation above. From here, you step into the stunning principal suite, created in 2020 from a former annexe. This generous bedroom is bathed in natural light and opens through sliding glass doors to a private balcony with far-reaching countryside views. The suite also boasts a superb walk-in wardrobe with fitted storage and shelving, and a spacious, modern en-suite shower room – a true retreat within the home.

There are three further well-proportioned double bedrooms, each with their own outlook, and a smaller double currently used as a hobby room/study, offering flexibility for family life or home working. The family bathroom includes a bath, walk-in shower, wash basin and WC. Throughout the upstairs, a number of period features remain, from exposed floorboards to an original hearth stone and picture rails, lending the home warmth, character and a sense of history.

Outside, Heulfron really comes into its own for families. The plot extends to around one third of an acre with established, wraparound gardens. To the rear, a large paved patio accessed from the living room becomes an effortless extension of the internal space – perfect for entertaining, barbecues and play – while the generous lawn rises towards open countryside with lovely views. Mature hedging provides enclosure, with well-stocked borders and trees adding structure and seasonal interest. The front garden faces south and catches the sun for most of the day. Parking is plentiful on the private driveway, forecourt, and the integral garage (currently divided into two spaces) has power and water and could readily be opened back into one if

preferred. There's also a useful store – perfect for the lawnmower, tools, or tidying away children's toys after a day playing in the garden.

Blending 1930s character with modern comfort, five bedrooms including a standout master suite, a dedicated home office with separate entrance, and family-friendly gardens, Heulfron is a light, beautifully presented home in a popular village setting – ready for its next chapter.

The Location

Bettws Cedewain is one of the most sought-after villages in Montgomeryshire, well-regarded for its strong community, attractive setting, and convenient location. Nestled in the Severn Valley just three miles from Newtown, the village combines the charm of rural life with excellent access to larger towns and transport links.

The village itself has a welcoming and active atmosphere. At its centre is the traditional Bull & Heifer pub, alongside a well-supported village hall which hosts community events and activities. The surrounding lanes, farmland, and wooded hills provide a beautiful setting for walking and outdoor pursuits. Bettws is also known as the home of Bettws Hall, a world-renowned sporting estate, which adds to the village's wider reputation. Nearby is Gregynog Hall, a historic house and estate famed for its gardens, concerts, and cultural events, which is open to the public and contributes to the area's appeal.

Families are well-served for education locally. The nearest primary school is Ysgol Rhiw Bechan, located just outside the village, while secondary education is available at Newtown High School, with further options in Llanfair Caereinion and Welshpool. For further education, Newtown College provides a wide range of courses and training opportunities.

The nearby market town of Newtown offers



supermarkets, shops, restaurants, cafés, medical facilities, as well as the Robert Owen Museum and Theatr Hafren for cultural and leisure activities. The historic town of Welshpool lies around 10 miles to the north, while the university town of Aberystwyth on the coast is just over an hour's drive away.

Despite its rural setting, Bettws Cedewain is well-connected. Local bus services run through the village, and Newtown railway station on the Cambrian Line provides direct trains to Shrewsbury and the West Midlands in one direction, and to Machynlleth and the Cambrian Coast in the other. The A483 and A458 give convenient road links to Shrewsbury, Chester, and beyond.

With its thriving community, enviable location, and excellent connections, Bettws Cedewain remains one of the most desirable villages in Mid Wales to call home.

Heating

The property has the benefit of LPG gas fired central heating.

Services

We are informed the property is connected to all mains services.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Tregynon - 2 miles

Newtown - 6 miles

Llanfair Caereinion - 8 miles

Welshpool - 10 miles

Shrewsbury - 30 miles

Aberystwyth - 45 miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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