MINAFON Pantperthog, Machynlleth, Powys SY20 9AR

Price Guide £560,000









- An Attractive Four Bedroom Period Cottage in an Idyllic Riverside Setting
- Upgraded and Refurbished by the Current Owners
- Potential for an Annexe/Holiday Let • Beautiful Gardens and Grounds • Stunning Views
- Private Location within Easy Reach of Eyri National Park
- Approx. 0.3 Acres In All

REF EO8924

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle









GENERAL AND SITUATION

Approximate Distances:
Machynlleth 3 miles ● Aberdyfi (coast) 12 miles ● Aberystwyth 20 miles

Occupying an idyllic riverside position beside the gently meandering River Dulas, Minafon is a charming four-bedroom cottage that beautifully combines period character with thoughtful modern improvements.

Rich in original features, the cottage retains exposed beam ceilings, slate flagstone floors, inglenook fireplaces and an abundance of charm throughout. A comprehensive programme of updates, including replacement double-glazed windows and an upgraded heating system, ensures the property is equally suited to modern living. The property was previously configured to provide a self-contained annexe, which was successfully operated as an Airbnb by former owners. The current owners have reinstated Minafon as a single dwelling; however, there remains scope to re-establish separate accommodation, subject to any necessary consents and the purchaser's requirements.

Set within approximately 0.3 acres, the mature gardens are a particular feature, extending down to the river's edge and creating a wonderfully peaceful setting. The bespoke garden room makes the most of the spectacular surroundings, offering panoramic views across the river and rolling countryside beyond, allowing the landscape to be enjoyed throughout the seasons.

Despite its position alongside the River Dulas, the vendors inform us that the property has no known history of flooding and remained unaffected during the severe weather associated with Storm Darragh in 2024.

Minafon enjoys excellent accessibility to local amenities. The thriving market town of Machynlleth provides a comprehensive range of shops, supermarkets, cafés, healthcare facilities, schools and a mainline railway station. The picturesque village of Corris is also close by, offering a traditional Welsh pub, craft centre, heritage railway and visitor attractions, whilst the surrounding Dyfi Valley and southern reaches of Eryri National Park provide exceptional opportunities for walking, cycling and outdoor recreation.

THE RESIDENCE

A traditional style four bedroom cottage with LPG gas-fired central heating (new boiler 2023) and double glazing (new 2024). The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered via a welcoming **Boot Room**, complete with slate flooring, exposed beams, storage space and a traditional stable door.

At the heart of the home is the **Farmhouse Kitchen**, fitted with an attractive range of cream shaker-style units and a central island. A former inglenook fireplace now accommodates twin electric ovens, while an induction hob, integrated dishwasher and views towards the river make this a practical and inviting family space. Beyond the kitchen are a **Utility Room/Larder, WC** and **Rear Lobby**.

The **Dining Room** is full of character, featuring slate floors, exposed beams and a wood-burning stove, together with French doors opening directly onto the garden and river views beyond.

















The versatile **Studio** provides an exceptional additional living space, home office or creative workspace. Flooded with natural light from five large windows and complemented by a wood-burning stove, it has independent access and stairs leading to part of the first-floor accommodation.

A cosy **Reading Room**, complete with an original bread oven and feature inglenook fireplace, leads through to the stunning **Garden Room**. This light-filled space offers uninterrupted views in every direction and creates a seamless connection between house and garden, with French doors opening onto the terrace and a wood-burning stove ensuring year-round comfort.

The principal staircase rises to a spacious **Landing**.

Bedroom One is a generous dual-aspect room with decorative cast-iron fireplace and an **En-suite Shower Room.**

Bedroom Two has its own **En-suite Bathroom** with corner Jacuzzi bath.

A second staircase from the studio provides access to **Bedrooms Three and Four**, and a **Family Shower Room.**

This arrangement offers excellent flexibility for guests, multi-generational living, or holiday accommodation potential.

OUTSIDE, OUTBUILDINGS & LAND

Minafon is approached through a gated entrance bordered by attractive dry-stone walls and established planting. A large gravel driveway provides ample parking and leads to a useful **Garage/Workshop** with power and lighting.

The gardens have been thoughtfully maintained and include **Riverside Seating Areas** overlooking the River Dulas, well-stocked flower borders, a **Vegetable Garden** with raised beds, **Greenhouse** and **Potting Shed.** In addition, there is a rockery garden, many mature trees, extensive lawns and patio areas designed to enjoy the exceptional setting.

The rear terrace offers particularly fine views across the river and surrounding pastureland, creating a wonderfully private and tranquil environment.

IN ALL APPROX. 0.3 ACRES
(About 0.12 Hectares)

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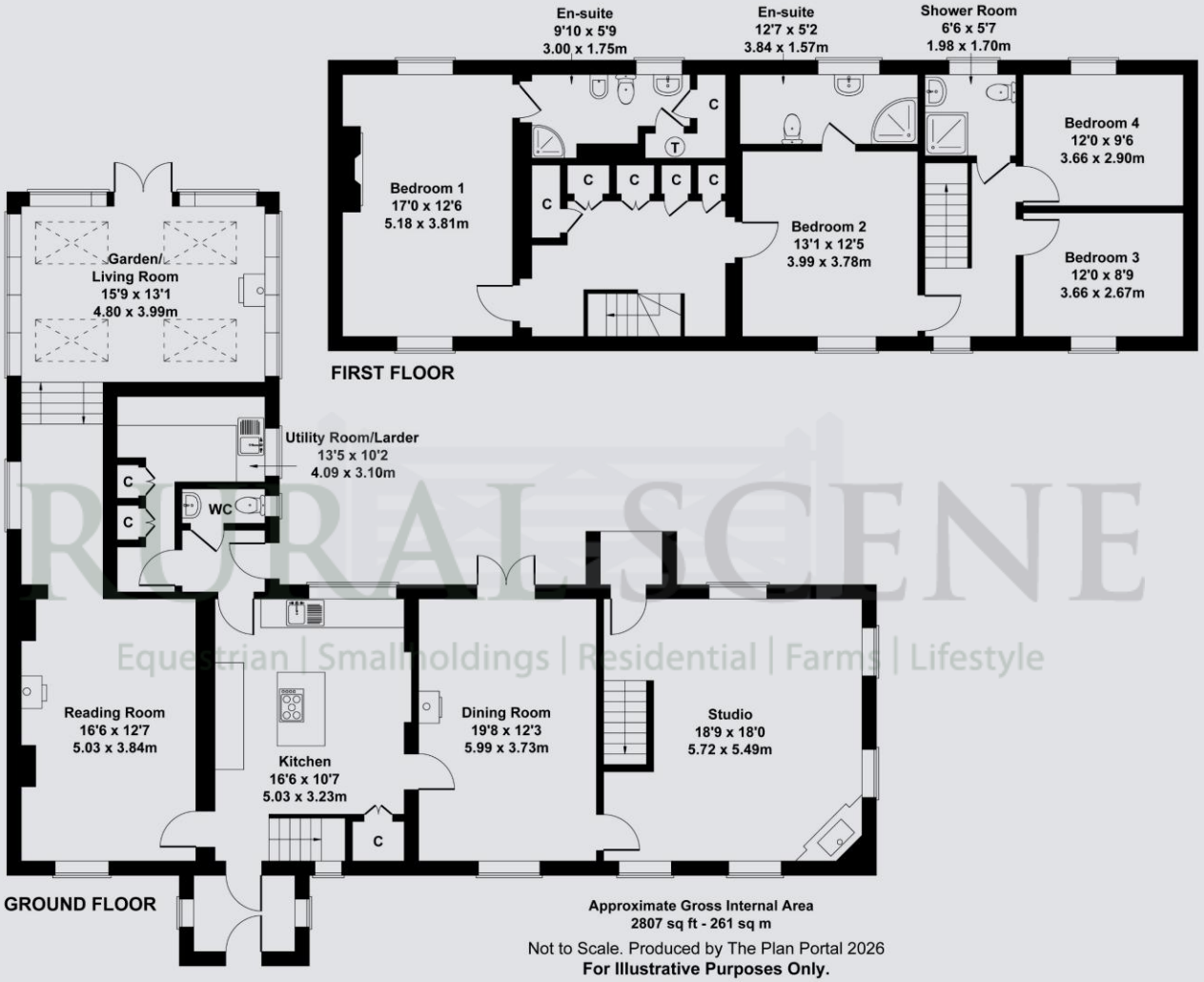






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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL
Tel: 01597 827460

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** E **COUNCIL TAX** F

DIRECTIONS

From Machynlleth head towards Corris, passing over the new Dyfi Bridge. Follow the road for 2.5 miles, then take the right hand turning for the Centre for Alternative Technology. Pass over the bridge and turn immediately right. Minafon will be found on the right after approx. 200 yards.

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The Property Ombudsman

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