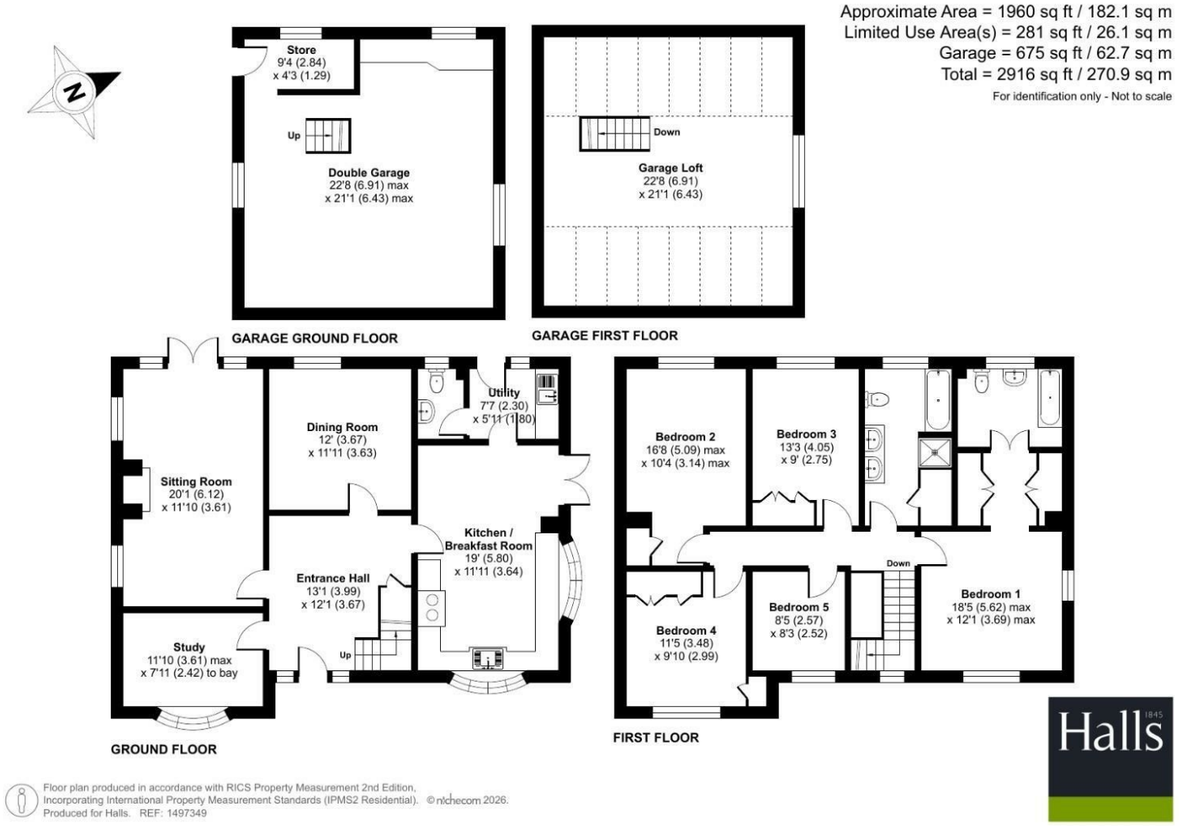
FOR SALE

2 Belan Fields, Guilsfield, Welshpool, SY21 9NW

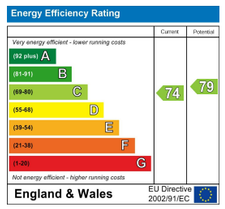
Approximate Area = 1960 sq ft / 182.1 sq m
Limited Use Area(s) = 281 sq ft / 26.1 sq m
Garage = 675 sq ft / 62.7 sq m
Total = 2916 sq ft / 270.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1497349

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



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com

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FOR SALE

Offers in the region of £465,000

2 Belan Fields, Guilsfield, Welshpool, SY21 9NW

Tucked away down a private driveway within a small cul-de-sac, this immaculate five bedroom family home enjoys a private setting with ample parking, a turning area and a detached double garage with loft storage

To the rear, a paved patio and attractive raised garden are well screened by mature hedging, creating a private and low maintenance outdoor space

The property is within easy level walking distance of Guilsfield's shop, pubs and primary school, making it ideally placed in this popular village

No onward chain

FOR SALE

3 Reception Room/s

5 Bedroom/s

2 Bath/Shower Room/s

- **Five bedroom family home in a private cul-de-sac setting**
- **Private driveway and detached double garage**
- **Private rear garden with paved patio and low-maintenance landscaped grounds**
- **Within level walking distance of Guilsfield's shop, pubs and primary school**
- **No onward chain**

LOCATION

Conveniently situated within easy, level walking distance of the village shop, public houses and primary school, this exceptional property is ideally suited to modern family living. Combining a peaceful and private setting with excellent accessibility to everyday amenities, it occupies a prime position within the highly regarded and sought-after village of Guilsfield

Approached via its own private driveway and discreetly tucked away within a small residential cul-de-sac, this immaculate five-bedroom family home offers a wonderful sense of seclusion. The property benefits from extensive parking and a generous turning area, complemented by a detached double garage with useful loft storage above

SCHOOLS

The property is particularly well placed for families with Guilsfield C.P. School located within easy, level walking distance. The village primary school enjoys a strong reputation within the local community and provides education for children from nursery through to Year 6

For secondary education, pupils typically progress to Welshpool High School, which is located a short distance away in Welshpool and is easily accessible by car or school transport

In addition, Welshpool offers a wider choice of educational facilities, including Welsh-medium provision and further primary school options, providing a good range of schooling opportunities for families living in the area

GENERAL REMARKS

The contemporary frontage gives little indication of the impressive accommodation beyond. Opening into a spacious central reception hall with polished oak flooring, the property immediately conveys the quality, care and attention invested in this exceptional family home. Further enhancing its appeal, replacement double glazing has recently been installed throughout, ensuring the house is presented in pristine condition

ACCOMMODATION

The light and generously proportioned kitchen could easily form the heart of the home, with direct access to the garden as well as through the adjoining utility room. Large enough to accommodate a dining table or central island, it is a superb family living space where no expense has been spared. Features include attractive granite work surfaces, an easy-maintenance African slate floor, a Corian sink with traditional mixer tap, and a gas-fired Aga. Central heating is provided by a Worcester gas combination boiler

The welcoming lounge provides a cosy retreat, featuring a gas-fire that creates a warm and inviting atmosphere during the winter months. Patio doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces and making it ideal for enjoying warm summer evenings. In addition, there is a comfortable and well-proportioned study, perfectly suited for home working or use as a quiet reading room

Quality Sanderson oak veneer doors are fitted throughout the property, while the first-floor bedrooms benefit from built-in oak wardrobes. The principal bedroom enjoys a walk-in dressing area leading through to a luxurious marble-finished en suite bathroom

OUTSIDE

A particular feature of the property is the generous extent of parking, with a large driveway and turning area providing ample space for numerous vehicles, caravans or motorhomes

Complementing this is a substantial detached double garage with useful loft storage above. Of special note, the garage benefits from windows on all elevations, creating a bright and versatile space ideally suited as a workshop, hobby room or home-based business facility. The building may also offer potential for conversion to additional living accommodation, subject to the necessary planning permissions and building regulation approvals

To the rear, the gardens enjoy a high degree of privacy, being discreetly positioned behind the house and screened from neighbouring properties by mature hedging. A paved patio provides an excellent setting for outdoor entertaining, family gatherings and al fresco dining, whilst the attractively landscaped raised garden has been designed with ease of maintenance in mind. The result is an appealing outdoor environment that can be enjoyed throughout the seasons without demanding extensive upkeep

SERVICES

Mains electricity, water, drainage and gas central heating 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 'G'

DIRECTIONS

Postcode for the property is SY21 9NW

What3Words Reference is ///courts.dates.spades

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

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com