



# PANT Y GELYNEN

Cefn Coch | Welshpool | SY21 0AY





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Welshpool 15miles | Oswestry 27 miles | Wrexham 42 miles | Shrewsbury 33 miles | Chester 54 miles  
(all mileages are approximate)

Beautifully refurbished three bed cottage with glamping site and renovated barn

Beautifully refurbished cottage  
Retains many character features  
Gardens extending to around 1.17 acres  
Licence for venue

4 glamping pods and a renovated barn with many uses including parties and yoga retreats.



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Set within an exceptional countryside position enjoying far-reaching panoramic views, this beautifully presented cottage offers a rare combination of character, privacy and lifestyle opportunity. Occupying approximately 1.17 acres, the property has been comprehensively refurbished and meticulously maintained by the current owners to create an outstanding rural retreat.

Approached via a gravelled driveway maintained by the owners, the property enjoys an idyllic setting surrounded by open countryside, with a stream gently running through the grounds and spectacular 360-degree views providing a wonderful sense of tranquillity and seclusion.

In addition to the principal cottage, the grounds include an extensive gravelled parking area together with four well-positioned glamping pods and an attractive renovated venue. The renovated barn has many uses, such as weddings, parties, yoga and an artist retreat amongst others

The property is approached via a timber entrance door opening into a practical and well-designed utility room, thoughtfully arranged to provide excellent everyday functionality. The room houses the airing cupboard and benefits from plumbing and space for both a washing machine and tumble dryer. A door provides access to the rear of the property, while glazed doors lead through to the kitchen and study, allowing natural light to flow throughout the space.

Leading from the utility room is an impressive ground floor suite comprising a generous bedroom with vaulted ceiling, air conditioning and delightful views across the stream. A freestanding wood-burning stove creates an attractive focal point and adds considerable character to the room. Currently utilised as a study, this versatile space could equally serve as an additional sitting room, creating an ideal self-contained suite for a dependant relative or visiting guests.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1459384

The dual-aspect kitchen/dining room has been beautifully refitted with an attractive sage green Wren Kitchens kitchen, thoughtfully designed to combine style and practicality. Features include a traditional Butler sink, integrated dishwasher and fridge, together with a Rangemaster oven, creating an excellent space for both everyday family living and entertaining. A glazed door leads through to the welcoming sitting room, where an impressive stone inglenook fireplace

with wood-burning stove forms a striking focal point. Exposed ceiling beams further enhance the character of the room, creating a wonderfully warm and cosy family living space. The entrance hall features a vaulted ceiling with stairs rising to the first-floor landing. The first floor provides two double bedrooms together with a well-appointed family bathroom featuring a claw-foot roll-top bath and a large linen cupboard.

Approximate Area = 1380 sq ft / 128.2 sq m (excludes void)

Outbuilding = 2078 sq ft / 193 sq m

Total = 3458 sq ft / 321.2 sq m

For identification only - Not to scale



## GARDENS

Set within approximately 1.17 acres, the property is approached via a gated gravelled driveway leading to an extensive parking and turning area, providing ample space for residents and guests alike.

A particular feature of the property is the impressive renovated venue room, which offers fantastic entertaining and event space. The barn benefits from a vaulted ceiling, underfloor heating and doors opening onto a decked terrace, ideal for outdoor gatherings and enjoying the surrounding countryside views. Adjoining the barn is a commercial kitchen area together with two separate W.C. facilities located within the neighbouring barn.

The established glamping accommodation comprises four private and beautifully presented pods, each thoughtfully designed to provide a comfortable and relaxing guest experience. All pods are equipped with double beds, kitchenette facilities, shower rooms and decked seating areas positioned to take full advantage of the far-reaching views. Each pod also benefits from its own hot tub, creating an attractive and highly desirable lifestyle accommodation offering.

The cottage has a lawned area with Pergola and summer house. Within the grounds is a wood land walk, stream, herb garden, aviary, chicken run and a range of fruit trees.

There is a public footpath that runs along the boundary.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Welshpool College, Shrewsbury School, Shrewsbury High School, Moreton Hall, Prestfelde Prep., Packwood Haugh.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

Mains electricity, water, private drainage and LPG central heating are connected at the property.

None of these services have been tested by Halls.

## LOCAL AUTHORITY/ COUNCIL TAX

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'D'

## DIRECTIONS

Postcode for the property is SY21 0AY  
What3Words //decisive.swatting.panoramic

## 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.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



