

LLANFAWR COTTAGE

PRIEST WESTON | MONTGOMERY | POWYS | SY15 6DF







Smallholding / Equestrian property with 3 paddocks, stables, field shelter with hay store, plot of around 3 acres, sheds, wood store, post and rail fencing and feed room. The property is approached along a gravelled track, 4x4 access is recommended. The cottage comprises a large garden room with under floor heating, kitchen with Stanley range providing heating and hot water, lounge with Clearview wood burning stove, three bedrooms and family bathroom with under floor heating. The cottage boasts the most fantastic, far reaching views over the surrounding countryside.

Offers in the region of £500,000





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- **Charming Three-Bedroom Country Cottage**
- **Well-Proportioned Accommodation with Character Features**
- **Impressive Garden Room with Underfloor Heating**
- **Land and Gardens Extending to Around 3 Acres**
- **Three Paddocks and Excellent Equestrian Facilities**
- **Idyllic Rural Setting with Outstanding Countryside Views**

SITUATION

Set within the countryside of Priest Weston, the property enjoys a peaceful rural setting close to the Shropshire–Powys border. The property is conveniently placed for the market towns of Montgomery and Bishops Castle, with Shrewsbury and Welshpool also within easy reach.

Welshpool (Y Trallwng), known as the Gateway to Wales, lies close to the England–Wales border and offers a wealth of local amenities, set within an area of outstanding rural beauty. The town is home to the historic Powis Castle, the Welshpool & Llanfair Light Railway and the Montgomery Canal. Welshpool railway station provides direct connections to Shrewsbury, Birmingham and the Cambrian Coast, making the town particularly well placed for both everyday convenience and wider travel.

ACCOMMODATION

The property is approached via a generous garden room, a bright and inviting space with French doors opening directly onto a large patio and entertaining area, enjoying far-reaching views across the surrounding landscape. With underfloor heating and a charming stable door providing access into the kitchen, this versatile room offers an ideal setting in which to relax, unwind and enjoy the peaceful surroundings.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by polished granite work surfaces and a quarry-tiled floor. The well-equipped kitchen features an electric hob and oven, integrated dishwasher, space for a fridge freezer and plumbing for a washing machine. A traditional Stanley range provides heating and hot water, adding warmth and character to this charming room.

A double-glazed window enjoys lovely views over the surrounding area, while the painted beamed ceiling further enhances the character and charm of this welcoming kitchen.

Leading from the kitchen is a pleasant dual-aspect lounge, offering a bright and welcoming reception space. The room features an attractive Clearview stove, creating a warm and cosy focal point, complemented by oak flooring. Double-glazed door provide access to the outside, while a staircase rises to the first floor.

The first-floor landing features attractive oak flooring and provides access to the bedrooms. The master bedroom is a well-proportioned and comfortable room, benefiting from a range of built-in wardrobes and useful storage cupboards, providing excellent practical storage.

Bedroom Two is a delightful dual-aspect room, flooded with natural light and enjoying fantastic far-reaching views across the Kerry Ridge. Bedroom Three is another well-proportioned bedroom, featuring attractive oak flooring and offering a comfortable and versatile space.

The family bathroom is fitted with a modern white suite comprising a bath with electric shower over, a wash hand basin set within a vanity unit providing useful additional storage, and an electric towel rail. Underfloor heating adds a touch of comfort, while a useful shelved airing cupboard provides further storage.





EXTERNALLY

This fantastic equestrian property is set within well-maintained grounds, thoughtfully divided into three paddocks and an area of planted woodland coppice. The paddocks are enclosed by sturdy post and rail stock fencing, with well-positioned access gates providing easy and convenient movement throughout the property.

The grounds also include a delightful orchard planted with a variety of established apple, pear, plum, fig and quince trees. Within the yard area are two stables, both benefiting from solar lighting, together with a dedicated hay store, feed room and tack room. A separate field shelter provides additional hay storage.

Further outbuildings include a useful wood store, shed and a substantial additional storage shed. Steps lead up to a charming summerhouse, which features a stable door and covered veranda, creating the perfect spot from which to sit and enjoy the wonderful surrounding views.

The gardens are complemented by well-stocked borders and an attractive wrap-around lawn, creating a beautiful and versatile outdoor space that combines excellent equestrian facilities with a peaceful and highly appealing rural setting.

AGENTS NOTES

Due to the rural location and nature of the access, viewers are advised to attend the property in a suitable 4x4 vehicle.

The property has solar thermal panel providing hot water.

A footpath crosses one of the fields.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, private drainage and oil 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 'E'

DIRECTIONS

Postcode for the property is SY15 6DF

From Shrewsbury/Ludlow, take the A49 (Shrewsbury Road) and turn onto the A489. After approximately 8 miles, turn right onto the A488/A489 and continue towards Priest Weston. After approximately 9 miles, turn left, then left again and left once more. Just before the Miners Arms public house, take the track on the left, which bends to the right and continues to the property.

What3Words Reference is ///aims.piglets.burst

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

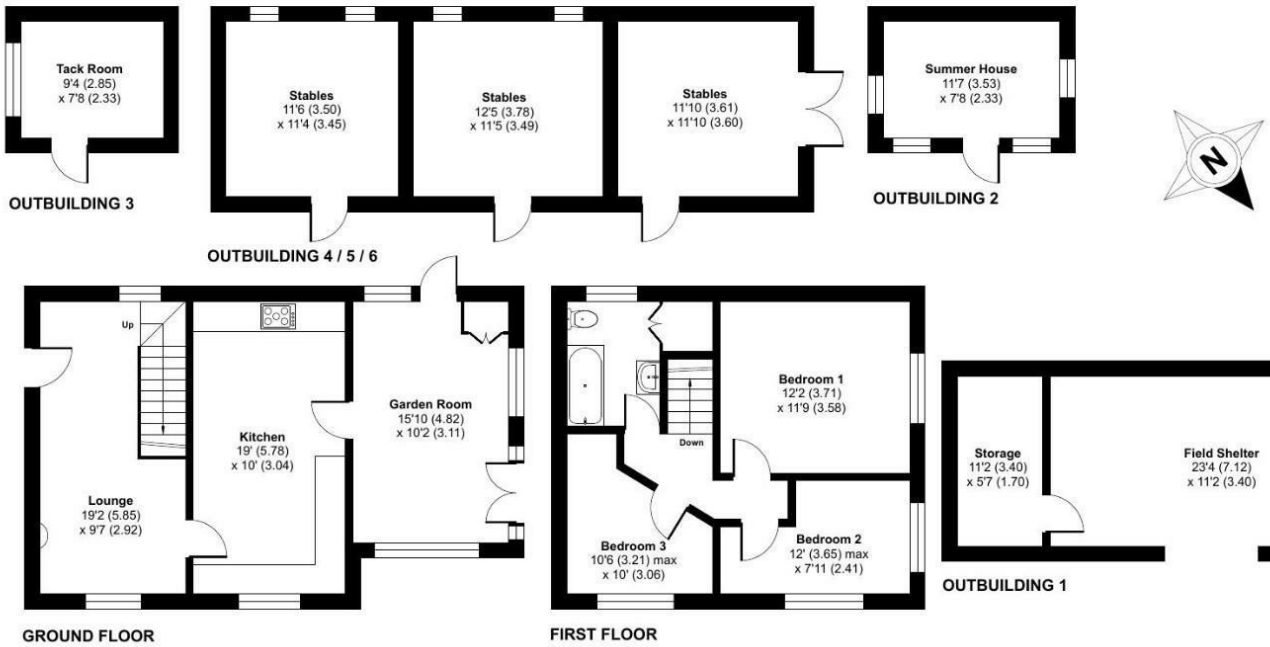
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The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

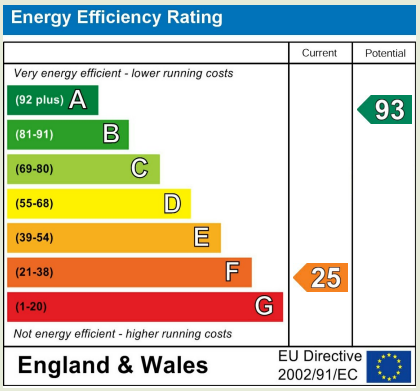
WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
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Approximate Area = 986 sq ft / 91.6 sq m
Outbuildings = 896 sq ft / 83.2 sq m
Total = 1882 sq ft / 174.8 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: 1519777



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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