



Holters

Local Agent, National Exposure

The Smithy Bettws Cedewain, Newtown, SY16 3DS

Offers in the region of £389,950



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The Smithy is a beautifully restored 17th-century timber-framed cottage in the heart of Bettws Cedewain. Three bedrooms, a superb workshop/garage, landscaped gardens and a shepherd's hut overlooking the Bechan Brook.

- Detached 17th Century Cottage
- Two Reception Rooms
- Landscaped Gardens
- No Onward Chain
- Overlooking the Bechan Brook
- Kitchen with Aga & Adjoining Utility Room
- Large Outbuilding & Off-Road Parking
- Three Bedrooms
- Two Bathrooms
- Shepherd's Hut

Key Features

- Detached 17th Century Cottage
- Overlooking the Bechan Brook
- Three Bedrooms
- Two Reception Rooms
- Kitchen with Aga & Adjoining Utility Room
- Two Bathrooms
- Landscaped Gardens
- Large Outbuilding & Off-Road Parking
- Shepherd's Hut
- No Onward Chain

The Property

Holters are delighted to present The Smithy, a remarkable timber-framed cottage dating back to 1670, tucked into the heart of Bettws Cedewain. Sympathetically restored and meticulously improved over recent years, this beautiful home combines centuries of history with the comfort and reassurance of extensive modern upgrades, and is offered to the market with no onward chain.

The accommodation is arranged over two floors, where exposed beams and original timber framing create a home rich in warmth and authenticity. The sitting room is an inviting space centred on a wood-burning stove, with the staircase rising to the first floor. From here, the accommodation flows into the equally characterful dining room, where the exposed studwork and beamed ceiling take centre stage. Beyond lies the kitchen, bright, welcoming and centred around an AGA, with space for everyday dining, while a stylish wet room completes the ground floor.

Upstairs are three charming bedrooms, each retaining the cottage's period appeal through exposed beams and sloping ceilings, all

served by a well-appointed family bathroom.

Behind the scenes, an exceptional programme of improvements has created a home that is as practical as it is beautiful. Significant works include stabilising the bank and excavating the watercourse, alongside the installation of a new kitchen and downstairs wet room, replacement windows and door, new flooring throughout, a fully renewed heating system with new boiler and oil tank, and replacement drainage.

Outside, the gardens have been thoughtfully landscaped to complement the idyllic setting. A newly laid driveway provides generous parking, while renewed fencing and a beech hedge frame the grounds beautifully. The gardens wrap around the cottage before extending across the bridge to a further lawn beyond, creating far more outdoor space than first meets the eye.

A substantial detached outbuilding adds exceptional versatility. Fitted with a solid floor, power and lighting, it offers excellent potential as a workshop, studio, hobby space or extensive storage.

Completing the property is a delightful shepherd's hut, thoughtfully equipped with a wood-burning stove, kitchenette and shower room. Opening onto its own private deck beside the water, it offers an idyllic retreat for guests, a peaceful home office or simply somewhere to escape and unwind.

The Smithy is a home that wears its history with pride while offering the peace of mind that comes from careful, considered

renovation. Beautifully restored, wonderfully versatile and set within one of Montgomeryshire's most appealing villages, it presents a rare opportunity to enjoy the character of a 17th-century cottage without compromising on modern comfort.

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.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating.

Services

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

Council Tax

Powys County Council - Band E

What3Words

///rebounder.cello.reason

Nearest Towns/Villages

Tregynon - 2 miles

Newtown - 6 miles

Llanfair Caereinion - 8 miles

Welshpool - 10 miles

Shrewsbury - 30 miles

Aberystwyth - 45 miles

Broadband

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

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.

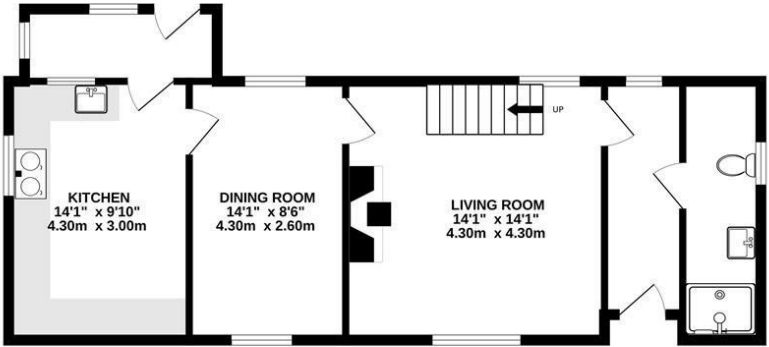
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

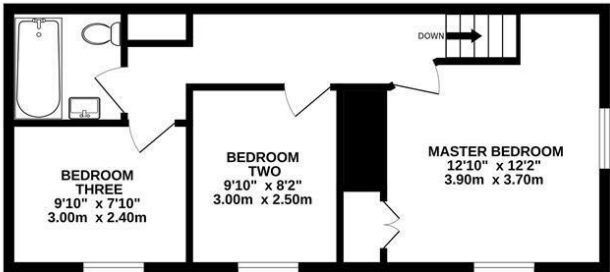
Consumer Protection

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.

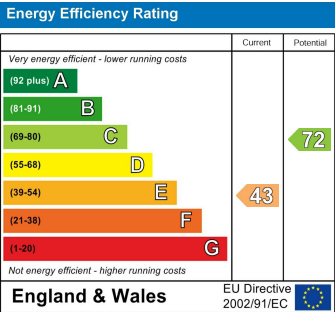
GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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