



Holters

Local Agent, National Exposure

The Old Sawmill Bettws Cedewain, Newtown, SY16 3EA

Offers in the region of £350,000



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The Old Saw Mill is a bright and welcoming home at the centre of Bettws.

Space, light and comfort throughout.

Ready for its next chapter with no onward chain.

Key Features

- Attractive Detached Village Home
- Impressive Master Suite with Dressing Room and Ensuite
- Two Further Double Bedrooms
- Spacious Kitchen and Dining Room with Adjoining Utility
- Bright Family Sitting Room with Log Burner
- Family Bathroom and Downstairs WC
- Enclosed Gardens Ideal for Families
- Generous Off Road Parking
- Sought After Village Location
- No Onward Chain

The Property

The Old Saw Mill is a detached family home in a central village position, full of natural light and with a layout that genuinely works for modern living. The current owners have already made great progress including a beautifully refurbished downstairs WC so a huge amount of the work is already done. With no ongoing chain, the move can be straightforward.

A very spacious entrance hall creates an immediate sense of welcome and scale. To the right is the main sitting room, a generous and airy space that stretches from the front of the house to the back. A log burning stove anchors the room and multiple windows bring in plenty of daylight.

To the left, the kitchen and dining room span the full length of the house. It is a bright, sociable space with room for a large dining table and seating area. French doors open directly onto the garden which makes this a perfect everyday hub for family life and entertaining. A second log burner brings warmth and character. The utility room

and upgraded ground floor WC sit conveniently between the two main living areas.

Upstairs the accommodation continues to impress. The master bedroom is a superb size and a real stand out feature, offering the sort of space usually seen in much larger properties. It benefits from its own ensuite shower room and a large adjoining dressing room. The dressing room would also make an ideal nursery or dedicated home office for those working from home. There are two further well proportioned double bedrooms along with useful built in storage on the landing.

The garden is enclosed and family friendly, with lawn and patio providing space to relax, play and enjoy outdoor dining in the warmer months. Being right in the middle of the village means you can walk to local amenities while still having your own private green space.

The Old Saw Mill offers excellent room sizes, lots of natural light, two log burners, generous storage and a footprint that is ready to finish to your own taste. It already feels warm, practical and full of potential and its central village location and no ongoing chain add real convenience.

Viewings are strongly recommended to appreciate the space, light and opportunity this appealing family home has to offer.

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.

Heating

The property has LPG central heating, two log burners and additional electric radiators.

Services

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

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F

Broadband

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

Nearest Towns / Villages

- Tregynon - 2 miles
- Newtown - 6 miles
- Llanfair Caereinion - 8 miles
- Welshpool - 10 miles
- Shrewsbury - 30 miles
- Aberystwyth - 45 miles

What3Words

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Referral Fees

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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.

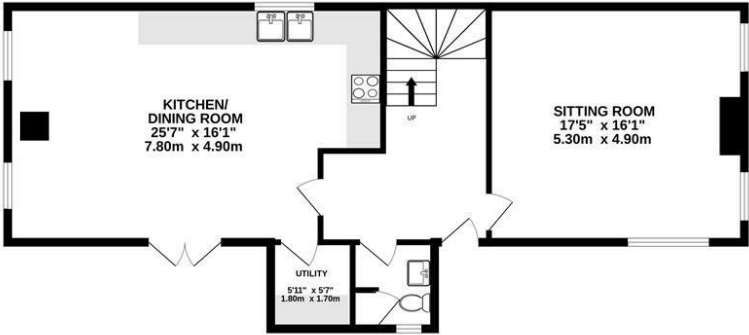
Money Laundering Regulations

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.

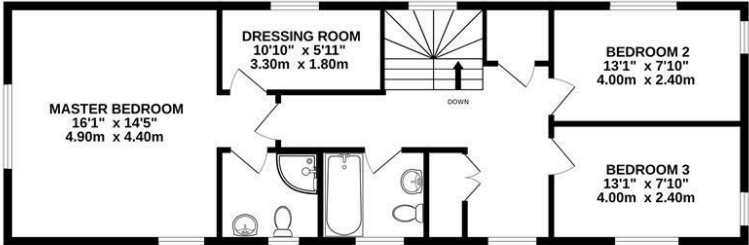
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GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 1670 sq.ft. (155.2 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 as to their operability or efficiency can be given.
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