



Holters

Local Agent, National Exposure

**Penybryn Abermule, Montgomery, SY15 6JL**

**Offers in the region of £595,000**



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## Penybryn Abermule, Montgomery, SY15 6JL

Penybryn – top of the hill, escape from the world.

Holters are delighted to bring to market this characterful Victorian farmhouse near Abermule, offering original features, outbuildings, and just under 4.5 acres of gardens and land with far-reaching countryside views.

### Key Features

- Victorian farmhouse built in 1876
- Four Double Bedrooms
- Large Farmhouse Kitchen with adjoining Utility
- Three Reception Rooms
- Family Bathroom and Downstairs WC
- Spacious, full height cellar
- Set in just under 4.5 acres with countryside views
- Extensive outbuildings and barns
- Gardens, Orchard, veg plots, and greenhouses
- Peaceful setting near Abermule

### The Property

Penybryn is a beautiful red-brick Victorian farmhouse, built in 1876 and set in just under 4.5 acres of gently managed land near the village of Abermule, with far-reaching views across the surrounding countryside. Full of original features, the house has been a much-loved family home for many years and offers a rare opportunity for those looking to make their mark in a special setting.

Step inside and you're greeted by a wide hallway with original quarry tiles and the staircase rising ahead. To one side is the living room, a generous, welcoming space with original fireside cupboards and a working fireplace. Across the hall, the dining room is full of period charm, with a Victorian-style fireplace, oak picture rails, deep

pine-lined cupboards, a serving hatch through to the kitchen, and a window looking out over the front garden.

A door from the living room leads through to the extensive kitchen, a warm, characterful room with bespoke painted solid beech cabinets, granite worktops, Siemens double oven, and a generous central island. A 'Clearview' woodburning stove set into a red brick chimney breast creates a focal point for the dining and seating area. Original quarry tiles run underfoot over an insulated floor, and French doors open to the garden.

Off the kitchen is the former scullery, now used as an office, which could also make a lovely playroom or downstairs bedroom. This offers the opportunity for multi-generational living. There is also a door from the kitchen to the full-height cellar under the dining room. At the far end of the house, the sizeable utility room has shaker-style storage units, plumbing for a washing machine, and houses the oil-fired boiler and WC. It has a stable door out to the rear, with access above to additional loft storage.

Upstairs there are four double bedrooms, all well-proportioned and full of natural light. The two front bedrooms are particularly spacious, both with original fireplaces. One of them includes a small adjoining room which is currently used as a box room, but could work well as an office or dressing room. The two rear bedrooms both enjoy lovely views across the garden and surrounding land, with rolling countryside beyond. One of these is currently decorated with a castle theme, ideal for children.

The family bathroom, converted from what was once the grain store, includes a bath, basin, WC, and an airing cupboard. There is space to add a separate shower, or it could be split to create an en-suite. Above, the large attic space offers potential for further accommodation, subject to consents.

Outside, the land has been managed with conservation in mind for over 30 years and includes four large vegetable plots, a well-established orchard with apples, plums, damsons, a mulberry and a walnut tree, two greenhouses, and a brick-built potting shed with a grapevine climbing happily along it. The gardens immediately around the house are well-established and gently planted, with wide lawns, productive plots, and seating areas positioned to take in the surrounding views. There is also a brick-built outdoor kitchen with a wood-fired oven, a great space for family gatherings or summer evenings.

The range of outbuildings includes a large open garden barn, granary-style shed, Dutch barn, a former cattle shed with feeding aisle, and a lean-to tractor shed and workshop. There is also a small stone quarry on the land.

The current owners have undertaken a number of improvements to the property, but the house would benefit from a programme of modernisation. It offers the next owners a fantastic opportunity to update, extend (subject to permission), or simply restore things at their own pace. What is already here is a solid, characterful home with history in its walls, plenty of space both inside and out, and all the

ingredients for a long-term family home in the countryside.

### **The Location**

Penybryn is located 2 miles from Abermule and just over half a mile from the A483. Nestled in the heart of the beautiful Montgomeryshire countryside, the village of Abermule offers a popular village pub, numerous clubs and activities in the busy community centre along with the convenience of excellent local amenities and transport connections. It is situated just a few miles from the historic market town of Montgomery and the larger town of Newtown.

The village benefits from a well-regarded primary school, making it an ideal location for families. Secondary education is easily accessible in nearby Newtown, which offers a range of schooling options including both English and Welsh medium education.

For commuters or those looking to explore further afield, the A483 provides direct road links to Newtown, Welshpool, and onward to Shrewsbury and the Midlands. The nearby Newtown railway station offers regular services connecting to the national rail network, making travel across Wales and into England straightforward.

The property is also well placed for access to the Shropshire Hills Area of Outstanding Natural Beauty, and the stunning Mid Wales coastline. Beaches such as Aberdyfi and Borth are within a comfortable drive, making them perfect for day trips or weekend escapes.

### **Tenure**

We are informed the property is of freehold tenure.

### **Council Tax**

Powys County Council - Band G.

### **Heating**

The property has oil fired central heating.

### **Services**

The property has a private well water supply and private drainage.

### **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 150 MB. Interested parties are advised to make their own enquiries.

### **What3Words**

///scramble.mirroring.relocated

### **Nearest Villages / Towns**

Abermule - 2 miles

Berriew - 5 miles

Montgomery - 6 miles

Newtown - 7 miles

Welshpool - 9 miles

Shrewsbury - 28 miles

### **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 checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.



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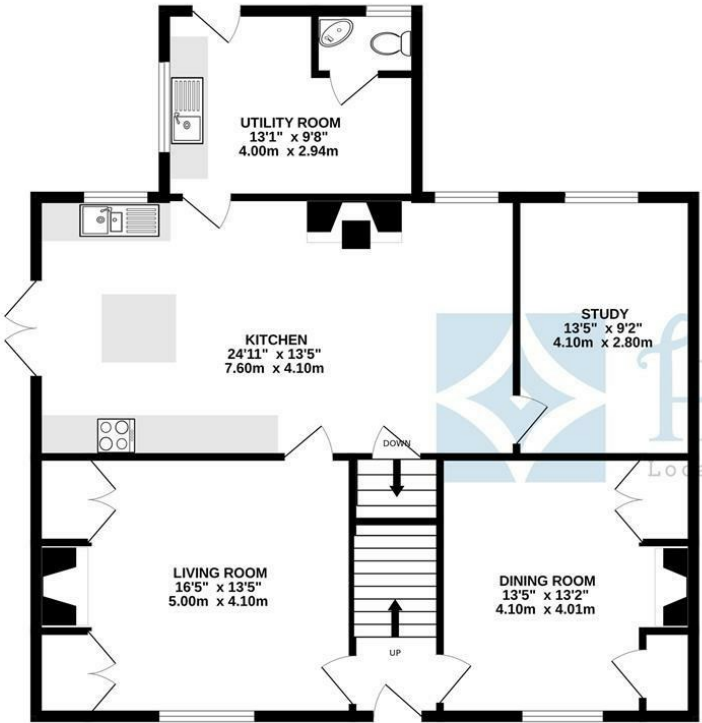
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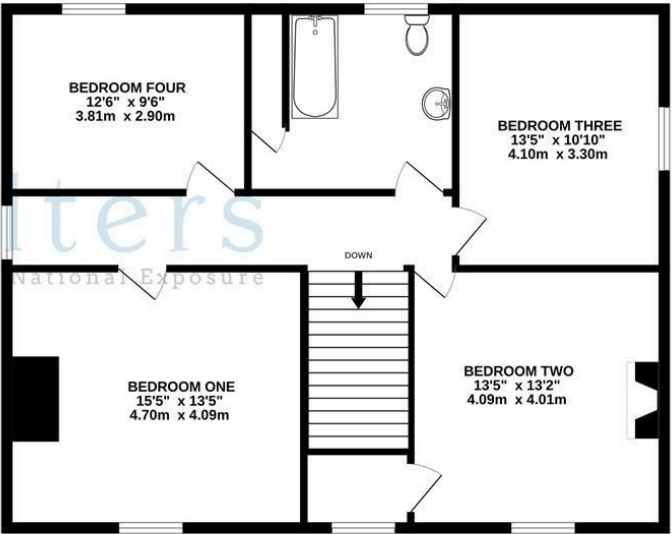
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Line marking is for guidance only - please refer to Land Registry documents for accurate boundaries

GROUND FLOOR  
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA : 1916 sq.ft. (178.0 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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