



Bwthyn Bach Staylittle, Llanbrynmair, SY19 7BU

Offers in the region of £235,000



Holters
Local Agent, National Exposure

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Bwthyn Bach may be a little cottage, but it has a big heart. Full of character, rich in history and surrounded by glorious views towards Pumlumon, it is a genuinely special home that has been loved and cared for over many years. With its charming accommodation, beautiful cottage garden and wonderful sense of warmth throughout, Bwthyn Bach is ready to begin its next chapter.

- Detached, Period Cottage
 - Country Kitchen with Mountain Views
 - Conservatory opening onto Patio and Cottage Garden
 - Council Tax Band C
- Two Double Bedrooms Upstairs
 - Lovely Character Living Room with Log Effect Gas Stove
 - Off-Road Parking
- Possible Third Bedroom / Study on Ground Floor
 - Family Bathroom
 - Lovely Village Setting

The Property
Bwthyn Bach, Welsh for little cottage, is a truly special home, full of the warmth, charm and character that only centuries of history can bring. Dating back to around 1750, this much-loved cottage would once have stood on the old drovers’ road between Aberystwyth and Shrewsbury, and was formerly known as Penclap. Extended over the years and cherished by the same family for more than thirty years, it is a home with a wonderful sense of history and heart, enjoying glorious views towards Pumlumon.

At the heart of the cottage is the living room, a beautifully characterful space where exposed beams, thick cottage walls and a handsome stone chimney breast housing a wood-effect gas stove immediately set the tone. It is easy to imagine winter evenings spent gathered here by the fire, with the staircase rising to the first floor and the room offering all the warmth and comfort you would hope for from a cottage of this age. Just off, the kitchen is fitted with cream units and wooden worktops, with windows framing far-reaching views, including as far as Clywedog Reservoir.

Also on the ground floor is a versatile third bedroom, previously used as such by the family and now serving as a study, giving flexibility for guests, home working or hobbies. From the living room, doors open into the conservatory, a bright and cheerful space currently used for dining, with French doors opening onto the patio and garden. It is a lovely place to sit with a morning coffee, or simply to watch the weather roll across the hills beyond.

Upstairs, the generous landing offers space for a desk or reading corner and leads to two double bedrooms, both brimming with cottage character, from painted beams to charming nooks and sloping ceilings. The bathroom features a corner bath tucked beneath the skylights, adding to the cottage’s distinctive and individual feel.

Outside, the garden is a real joy and perfectly complements the house itself. Terraced and beautifully stocked, it offers stone steps, a paved seating area, lawn and mature hedging, all wrapped in colour through the seasons. There is parking for two vehicles, or space for a camper, together with a useful garden shed.

A genuinely special cottage in every sense, Bwthyn Bach is a home of real character: rich in history, full of warmth and individuality, and set against a backdrop of glorious Mid Wales countryside.

The Location
Staylittle is a small, close-knit village in the upland heart of Montgomeryshire, where community remains at the centre of everyday life. The village shop and Post Office, thought to be the highest operational Post Office in Wales, remains a vital hub for the surrounding area, the sort of place where neighbours stop to chat and local news is exchanged. The Star Inn at Dylife, a characterful 17th-century inn on the mountain road towards Machynlleth, has recently reopened after several years of closure, once again offering food, drinks and a welcoming place to meet.

That strong community spirit runs

throughout the village, from its chapels to its clubs and local gatherings, creating a friendly atmosphere and an unhurried pace of life that defines this corner of Mid Wales.

Just a short drive away, Llanidloes is one of Mid Wales' best-loved market towns. Its attractive streets are lined with independent shops, cafés and traditional pubs, while the historic Saturday Charter Market has been held here for centuries. At its heart stands the striking black-and-white timber-framed Market Hall, the only building of its kind still standing in Wales, giving the town a distinctive sense of history and character. Whether for everyday essentials, eating out or simply enjoying an afternoon browsing the independent businesses, Llanidloes offers everything needed for day-to-day life.

Caersws provides the nearest railway station, with regular services on the Cambrian Line to Shrewsbury in one direction and Aberystwyth and the coast in the other. The beaches at Aberdyfi and the wider Cardigan Bay coastline are also comfortably within reach for a day out.

The surrounding landscape is where Staylittle truly excels. Set amongst the wide, open expanse of the Cambrian Mountains, the village enjoys outstanding access to some of the finest countryside in Montgomeryshire. Llyn Clywedog lies nearby, offering opportunities for walking, sailing and fishing, while both Glyndwr's Way National Trail and the Lôn Las Cymru National Cycle Route pass directly through the village. Ever-changing views stretch across the reservoir and surrounding hills, with each season



bringing a different perspective. Beyond, Hafren Forest and the source of the River Severn provide yet more opportunities to explore, making this an exceptional location for anyone who enjoys walking, cycling or simply immersing themselves in the beauty of the Welsh landscape.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of LPG gas fired central heating.

Services

We are informed the property is connected to mains services. It shares a drainage system with two neighbouring properties

Council Tax

Powys County Council - Band C

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

- Trefeglwys - 6 miles
- Llanidloes - 7 miles
- Llanbrynmair - 8 miles
- Caersws - 10 miles
- Machynlleth - 12 miles
- Newtown - 16 miles
- Aberystwyth - 30 miles
- Shrewsbury - 48 miles

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