



# DRUM

LLANERFYL | WELSHPOOL | SY21 0EU





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Welshpool 14 miles | Llanfair Caereinion 5 Miles | Dolgellau 25 Miles | Shrewsbury 33 miles | Newtown 16 miles  
(all mileages are approximate)

IDYLIC RURAL RETREAT & FORMER SMALLHOLDING

COSY & CHARACTERFUL FIVE BEDROOM COTTAGE

Extending to 28 acres with gardens, pasture, woodland and ponds  
Scenic views across the rolling Welsh hills  
Integrated garage and workshop with separate steel portal shed  
A place where life slows down and stars are visible at night



**Welshpool Office**

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The short journey along Drum's scenic private driveway is part of the charm of this naturally sheltered rural haven and is often interrupted by a pheasant wandering aimlessly or a squirrel skipping across the track.

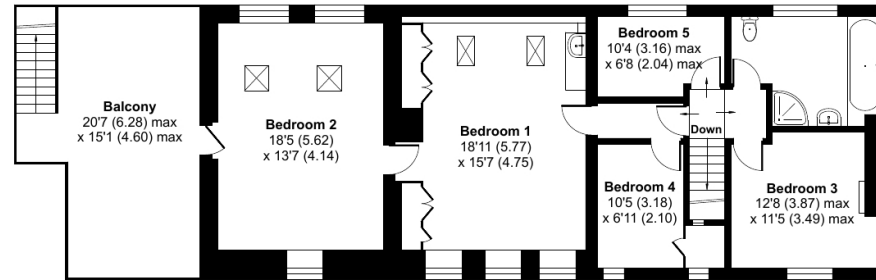
Overhead, kites or buzzards may be circling lazily, enhancing the sense that the property is its own little world - a naturally sheltered haven, brimming with wildlife and rural character. Tucked away from sight, the cottage only reveals itself at the very end of the drive, enhancing its sense of seclusion. However, although it gives the feeling of living off grid, the property has all the services and comforts of modern living, complete with broadband.

The cottage was extensively and sympathetically refurbished over a period of two years when last purchased and boasts many original features including an inglenook fireplace in the breakfast room with 19th century style cast iron stove and a sturdy oak lintel.

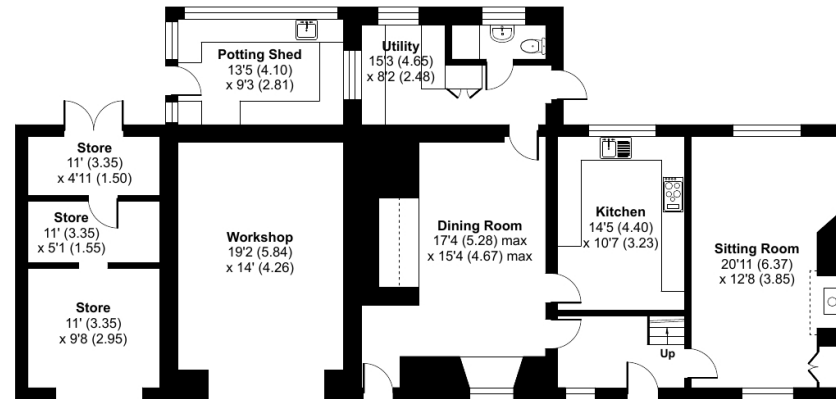
## PROPERTY

A traditional stable door opens into the cottage's character-filled breakfast room and adjacent kitchen, both set within the old stone structure. The sympathetically original designed two-storey brick wing blends seamlessly with the original building, creating the extra space a family needs while preserving the property's rural charm.

The family room/lounge features a large wood burner, making it a cosy retreat on chilly winter nights. The useful utility room houses a Worcester boiler and a shower room for everyday practicality. On the first floor, there are five bedrooms along with a family bathroom featuring a jacuzzi bath that looks out over the rear country garden, together with a separate shower for convenience. The principal bedroom is particularly spacious and filled with natural light, enhanced by additional roof lights.



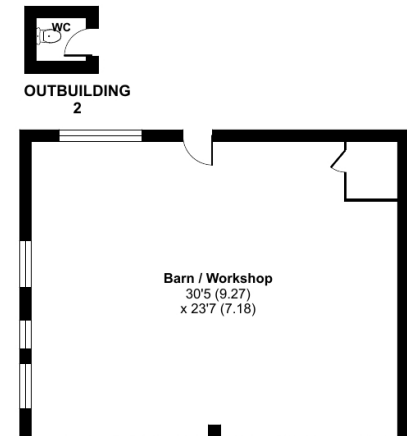
FIRST FLOOR



GROUND FLOOR

Approximate Area = 2046 sq ft / 190.1 sq m  
Outbuildings = 1343 sq ft / 124.7 sq m  
Total = 3389 sq ft / 314.8 sq m

For identification only - Not to scale



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1455003

Beyond the principal bedroom lies a fifth bedroom, versatile games room or study, with doors opening onto an outside decking area. With a little upgrading, it could offer a lovely vantage point to relax and observe the comings and goings to the bird boxes on a nearby tree and the gentle stream that meanders through the garden below. The main loftspace is fully boarded and accessible via a retractable aluminium ladder and a second loftspace has more restricted headroom.

## SCHOOLING

Llanfair Caereinion, Llanerfyl and Llangadfan are served by a cluster of well regarded village schools, including Ysgol Bro Caereinion in Llanfair Caereinion, which offers both primary and secondary education with a strong bilingual ethos.



## EXTERNALLY

Outdoor living truly shines here, thanks to a covered rear patio that can be enjoyed in any season. There are plenty of little nooks and resting places to discover and even a working outdoor WC in its own small, brick built hut. Thoughtfully placed benches are to be found around the grounds and wider acreage where you can pause, breathe in the tranquillity and take in the views. The lawn behind the house is large enough to have been host to numerous weddings and childrens' parties over the years. A potting shed with traditional quarry-tile flooring sits snugly against the house, accompanied by an integrated workshop and garage.

## LAND

The land has previously been used as a smallholding and is a mix of pasture, woodland, vegetable and ornamental gardens. The grounds include three ponds, regularly home to nesting ducks, a resident heron and sometimes even a passing Canadian goose. A large steel portal shed provides generous space for storage, machinery, or hobby projects. Tucked away on the grounds sits an old stone pigsty, long disused but full of rustic charm and ripe for sympathetic restoration. A static caravan has been in situ for many years, offering potential for overflow accommodation or studio space. There is a second track access to the property at the lower end of the land that is not currently in use and the land registry shows that a footpath exists across the property, albeit that walkers have rarely been seen.

## ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (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.

## METHOD OF SALE

This Property is for sale with offers in the region of £750,000 by private treaty.

## EPC - E

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938  
The property is in band 'F'

## DIRECTIONS

Postcode for the property is SY21 0EU  
What3Words Reference is supporter.locals.chestnuts

Heading out of Welshpool towards Llanerfyl, turn left off the A458, shortly after Bluebell Park. Go up the hill, past a couple of static caravans and through the farm road (leaving the gate as found). Continue for a further 150 metres up the single track road, where you will find a gate to the right hand side with the welcoming sign, "Drum."



## RIGHT OF WAY & EASEMENTS SERVICES

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

## SERVICES

Mains electricity, gas heating (LGP underground tank), private water (two capped wells with water tanks & filtration system) and private drainage. None of these services have been tested by Halls.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



