

**FOR SALE**

Offers in the region of £450,000

Upper Graig, Golfa, Welshpool, Powys, SY21 9BE

Situated in a lovely rural location with fantastic views, this two bedroom period cottage is located only a short distance from Welshpool. The property sits in a total plot of 4.96 acres including a paddock of 1 acre and an area of established mixed woodland. The accommodation comprises of an entrance porch, lounge with wood burning stove, kitchen, garden room, utility hallway, shower room, landing, two bedrooms and bathroom. The established gardens are a particular feature of the property having well stocked borders and established trees. A simply stunning cottage in a convenient setting.





- **Stunning two bedroom period cottage**
- **Situated in a lovely rural location but still close to local amenities**
- **Set in a total plot of 4.96 acres**
- **Includes a paddock of 1 acre and an area of established mixed woodland**
- **Gardens are a particular feature with well stocked borders**
- **Viewing essential to appreciate the peaceful setting and fantastic views**

Double glazed entrance door leading into

ENTRANCE PORCH

Paved flooring, windows to three elevations, window seat with storage under, double glazed door leading into

LOUNGE

Stairs off, oak effect wood laminate floor covering, exposed and painted ceiling beams, double glazed windows to front elevation with views over the garden, double glazed window to rear, freestanding Clearview woodburning stove set on tiled hearth, two radiators, telephone point, double glazed doors opening into

GARDEN ROOM

Double glazed windows to three elevations with views over the garden, double glazed French doors to front elevation leading to paved entertaining area, radiator, recess spotlights, underfloor heating.

KITCHEN

Fitted with a Kenton Jones range of base units with wooden work surfaces, electric hob and oven, extractor canopy, dishwasher, space for fridge freezer, breakfast bar, double glazed window to front elevation with views over the garden, radiator, fuse board, door to

REAR HALLWAY

Double glazed window to front elevation, radiator, plumbing and space for washing machine, frosted double glazed side access door.

SHOWER ROOM

Refitted with a large walk in shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, heated chrome towel rail, frosted double glazed window to side elevation, extractor fan, recess spotlights.

LANDING

Double glazed window to rear elevation, exposed wooden flooring, shelved storage cupboard, tongue and groove panelling to ceiling, loft access.

BEDROOM ONE

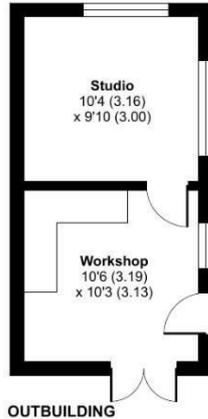
Double glazed windows to front and side elevations overlooking the gardens, exposed floorboards, radiator, built in wardrobes, tongue and groove panelling to ceiling.

BEDROOM TWO

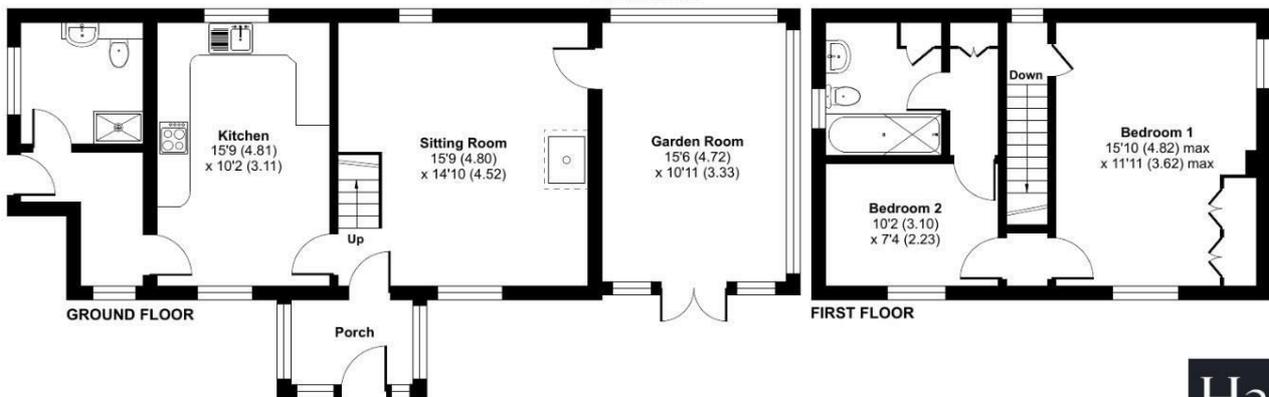
Double glazed window to front elevation, radiator, tongue and groove panelling to ceiling.



Approximate Area = 1138 sq ft / 105.7 sq m
 Outbuilding = 214 sq ft / 19.8 sq m
 Total = 1352 sq ft / 125.5 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Halls. REF: 1314120

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



BATHROOM

Fitted with a P-shaped bath with mixer tap, electric shower over and screen, pedestal wash hand basin, low level W.C., part tiled walls, heated chrome towel rail, shaver light, extractor fan, double glazed window to side elevation, shelved linen cupboard.

EXTERNALLY

The property has a garage with power and light which has been split into a storage area and home office. The home office area has timber flooring, power points, double glazed windows to front and side elevations. There is a paved pathway meandering to the front door, septic tank, lawned area, oil tank, oil boiler, shed, established borders with a wide variety of perennials, shrubs and flowers, courtesy light, paved patio (accessed from the Garden Room), greenhouse, outside tap, nature pond and paddock extending to 4.96 acres. There is a mixed woodland with a range of Beech, Pine, Ash and Oak trees.

SERVICES

Mains electricity, private water supply via a bore hole, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

DIRECTIONS

Postcode for the property is SY21 9BE

What3Words Reference is royal.functions.jacuzzi

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.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com



FOR SALE

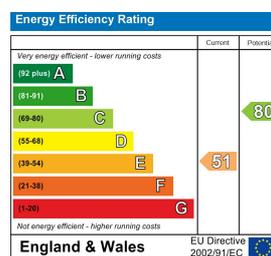
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
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