

**FOR SALE**

Offers in the region of £345,000

## Pant Y Groes, Llanfair Caereinion, Welshpool, Powys, SY21 0EE

**\*No Onward Chain\*** Situated in a plot of 1.57 acres, this extended Victorian detached family home has woodland boundary to three sides and a brook to the rear. The accommodation comprises of an entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, store, wraparound conservatory, cellar, landing, two double bedrooms, single bedroom with study area to the rear and four piece family bathroom. The property benefits from a twin garage, workshop and pottery studio with kiln within the grounds, air source heat pump with solar PV and battery storage. A great characterful property for those looking for a private, rural retreat yet only a short drive from Llanfair Caereinion providing local amenities.







- For sale with no onward chain
- Characterful extended Victorian detached family home
- Set in a 1.57-acre plot with woodland boundary
- Twin garage, workshop and pottery studio with kiln
- Air source heating and solar PV with battery storage
- Located a short drive from local amenities

Double glazed entrance door leading into

## ENTRANCE PORCH

Quarry tiled floor, double glazed windows to three elevations, timber entrance door into

## ENTRANCE HALL

Stairs off, exposed floorboards, original period doors lead to Lounge and Dining Room.

## LOUNGE

Wood burning stove set on slate hearth with period backing, timber surround and mantelpiece, exposed floorboards, sash windows to front elevation, picture rail, radiator.

## DINING ROOM

Rayburn, oil fired range (disconnected), radiator, sash windows to front elevation, exposed floorboards, door to Cellar rooms, double glazed window to rear porch, opens into

## KITCHEN

Range of shaker style wall and base units with laminate work surfaces, ceramic one and a half bowl sink drainer unit with mixer tap, plate rack, plumbing and space for washing machine, quarry tiled floor, tiled splashback, Kensington range cooker with five ring electric hob, extractor fan, breakfast bar, space for fridge freezer, radiator, recess spotlights, double glazed window and doors to either side, plumbing and space for dishwasher, smoke alarm.

## STORE ROOM

Fitted with a range of base units with laminate works surfaces, radiator, exposed floorboards, door to side, double glazed sash window.

## WRAPAROUND CONSERVATORY

Double glazed windows to three elevations overlooking the gardens, tiled floor, double glazed French doors to rear, door to front, door into Lounge.

## REAR PORCH

Quarry tiled floor, windows to two elevations.

## CELLAR

Divided into two rooms with slate floors, airing cylinder, bread oven, wash basin, solar inverter, battery storage and sump pump.

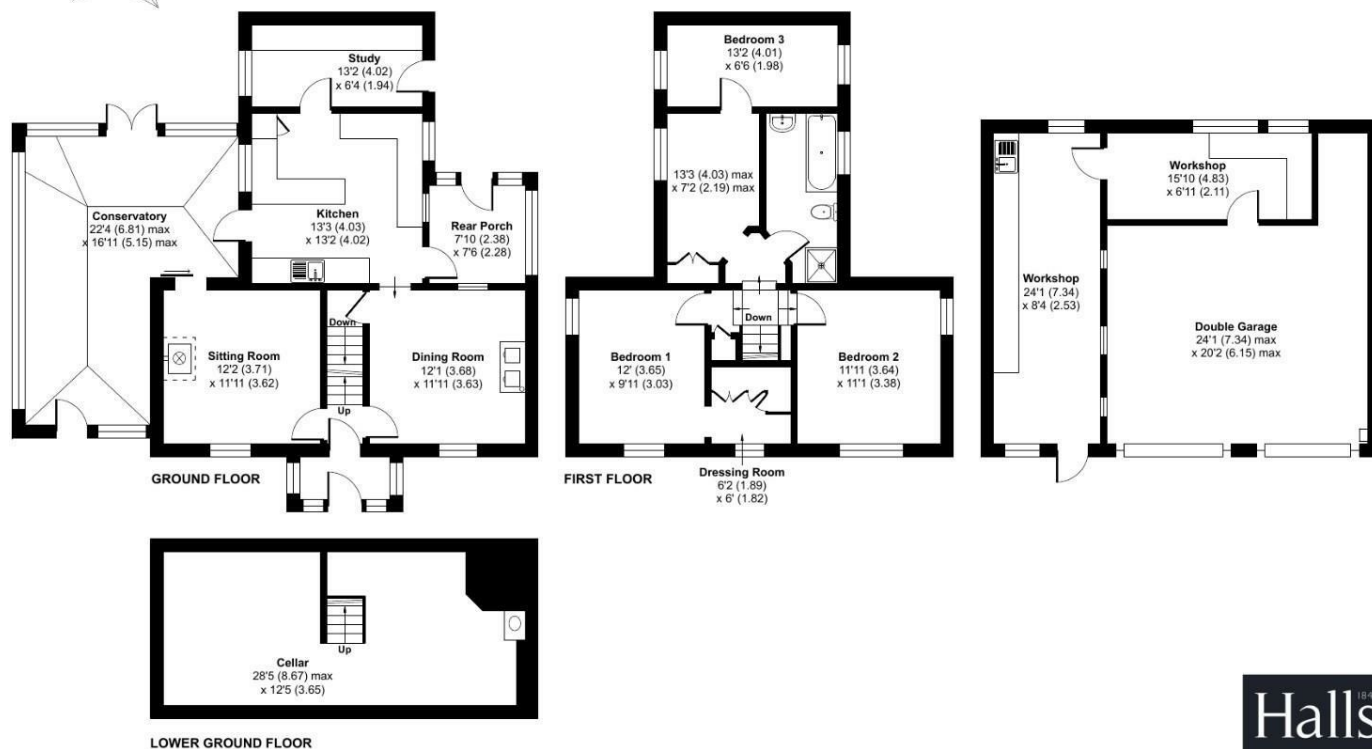
## LANDING

Loft access, radiator, light tube.



Approximate Area = 1936 sq ft / 179.9 sq m  
 Garage = 698 sq ft / 64.8 sq m  
 Total = 2634 sq ft / 244.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1384990



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.





2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### BEDROOM ONE

Sash window to front elevation, window to side elevation, period cast iron fireplace with timber surround, radiator, two wall light points, walk in wardrobe with shelving (originally a bathroom and could be easily made in to an ensuite), window to front elevation.

#### BEDROOM TWO

Sash windows to front and side elevations, period cast iron fireplace with timber surround, radiator, loft access.

#### STUDY AREA

Double glazed sash window to side elevation, built in wardrobe, radiator, leading to

#### BEDROOM THREE

Double glazed sash windows to either side, radiator.

#### FAMILY BATHROOM

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., walk in electric shower, double glazed sash window to side, double glazed roof light, radiator, exposed and painted floorboards, part tiled walls, extractor fan, recess spotlights.

#### EXTERNALLY

To the front, the property is approached along a private gravelled driveway to gated parking and turning area for several cars, oil tank, gated pathway to front door with wraparound lawn, twin garage (19'9 x 16'9 with up and over doors), workshop to side (24'1 x 8'2 with power, light, shelving and laminate work surface) and pottery studio to rear (15'8 x 6'6 with kiln). There is a further gated wooded area, air source heat pump, vehicular gate over brook leading to further woodland area and shed. The property has woodland boundary to three elevations.



#### AGENTS NOTES

The property has a septic tank, air source heating and solar PV with battery storage. The property is offered for sale for with no onward chain. There is historic right of access across the front of the property which is no longer used.

#### SERVICES

Mains electricity, mains water, private drainage and air source 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'

#### DIRECTIONS

Postcode for the property is SY21 0EE

What3Words Reference is rumble.careful.suspends

#### VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

#### 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.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)



# FOR SALE

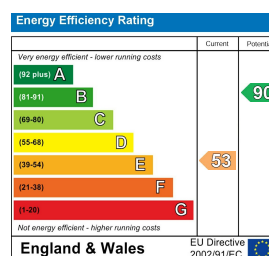
## Pant Y Groes, Llanfair Caereinion, Welshpool, Powys, SY21 0EE



**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**

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.