



# 1 CLIVE PLACE

SEVERN ROAD | WELSHPOOL | SY21 7AN

Halls  
1845



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Newtown 14 miles | Oswestry 15.4 miles | Shrewsbury 19.2 miles | Chester 42.3 miles | Llandrindod Wells 39.4 miles  
(all mileages are approximate)

A GRADE TWO LISTED DETACHED GEORGIAN PROPERTY WITH LATER  
VICTORIAN ADDITIONS SITTING IN A GENEROUS PLOT IN THE TOWN  
CENTRE

Features dating back to the 18th Century with additional attributes built around 1820 by Powis Estate

3 storey detached property with cellar

Three formal reception rooms plus study room

Principal bedroom with dressing room and ensuite

Guest annex and large rear garden



#### Welshpool Office

14 Broad Street, Welshpool, Powys,  
SY21 7SD

**T:** 01938 555552

**E:** [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

This elegant Grade II listed detached five-bedroom property offers a rare combination of period grandeur, generous proportions and modern comfort, all within a short walk of the local train station and high street.

Set across three floors and extending to 3596 sq ft, the property has been maintained and thoughtfully updated, preserving its historic character while offering flexible living space ideal for family life, entertaining and multigenerational living.

The house is entered via a welcoming reception hall leading to three well-proportioned reception rooms, each featuring high ceilings, sash windows and attractive period detailing. A separate study with independent access provides an ideal workspace or consulting room. The kitchen/breakfast room sits at the heart of the home, complemented by a dedicated utility room and access to a useful cellar. A recently added ground floor annex with a modern wet room adds valuable versatility for guest accommodation, extended family or as a self-contained suite.

The generous first floor offers a spacious principal bedroom suite complete with a private dressing room and ensuite shower room, alongside two further double bedrooms, a large four-piece family bathroom and a separate W.C.

The second floor offers two additional double bedrooms providing ideal space for older children, guests, or a home studio along with a shower room.

To the front, the property is set well back from the road behind mature hedging and established trees, offering a high degree of privacy. A dual-access driveway provides ease of entry and exit with off-street parking for up to four vehicles.

To the rear, a generous tarmac parking and turning area is accessed via secure gate and leads into the private rear garden.



Approximate Area = 3257 sq ft / 302.5 sq m  
Outbuilding = 339 sq ft / 31.4 sq m  
Total = 3596 sq ft / 333.9 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). ©nchecom 2025. Produced for Halls. REF: 1348305

To the side of the property, accessed via the utility room and a side gate, is a charming courtyard garden — a secluded and sheltered space, ideal for morning coffee, container planting, or quiet relaxation.

To the rear lies a substantial garden, thoughtfully landscaped to combine practicality with natural beauty. A generous paved patio immediately behind the house provides an ideal setting for al fresco dining and summer entertaining.

Beyond, the garden features well-stocked borders with a rich variety of mature trees and shrubs, creating a lush and colourful backdrop throughout the seasons.

A ramp provides level access to the rear parking and turning area, while a block-paved pathway meanders through the garden, leading to a timber pergola at the far end — an idyllic spot to unwind at the end of the day.



## PROPERTY FEATURES

This elegant Grade II listed five-bedroom residence has been the subject of sympathetic improvements, blending tasteful modern updates with a wealth of retained period features. Set across three floors, the property offers a generous and versatile layout ideal for modern family living, homeworking, and entertaining. Throughout the home, characterful architectural details serve as a reminder of its historic provenance. These include a striking fire surround in the principal reception room, original pitch pine doors, a Georgian-style staircase handrail, exposed ceiling beams, and traditional sash windows. The handsome period front door completes the property's authentic and timeless appeal.

Three spacious reception rooms offer elegant and adaptable living space, while a study with independent access provides an ideal environment for working from home or welcoming clients privately. The kitchen/breakfast room, together with a utility room and cellar, adds excellent practicality to this thoughtfully arranged home.

A recently added annex, accessed from the rear, provides further flexibility – ideal for guest accommodation, multi-generational living or an independent office space with separate access from the property.

## PRICE

This property is for sale for offers in the region of £695,000 by private treaty.

## TENURE & POSSESSION

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

## SERVICES

We understand that the property has the benefit of mains water, electricity, drainage and gas heating. None of these services have been tested by Halls.

## LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
Council Tax Band - 'G'

## DIRECTIONS

Postcode for the property is SY21 7AN

What3Words Reference is brilliant.struggle.alerting

## 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.



## VIEWINGS

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

## 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)

## 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.



