

MORRIS MARSHALL POOLE

Cwm Deildre & Cwm Deildre Cottage

Y Fan, Llanidloes, Powys, SY18 6NZ

Guide Price: £650,000

An original Welsh Longhouse now a pair of stone cottages in a rural location ideal for those looking for seclusion together with 13½ acres of pasture and woodland with stream. This property is certainly idyllic in its location for those looking for a peaceful setting. Situated approximately 4 miles to the historic market town of Llanidloes with its old black & white market hall, small array of shops & cafes, recreational facilities, primary and high schools and is some 36 miles from the coastal university town of Aberystwyth and 10 miles to Caersws with its railway station with links to the West Midlands and London Euston. Local tourist attractions include the Hafren Forest with boardwalk to the source of the Severn and Plynlimon Mountain Range.

Currently two cottages with an internal connecting door. The property is ideal for those looking for a single dwelling or utilising the second dwelling for multi generational living/holiday let, etc.

The property has a useful range of outbuildings and stabling. The land is laid to pasture with an area of woodland which was planted in 2010. The land has not had any chemicals applied by the current owners and is therefore wildlife friendly which together with solar panels and wood/pellet burner provides an environmentally friendly property.

Cwm Deildre and Cottage with its 13½ acres of unspoilt pasture & woodland offers seclusion and panoramic views in a peaceful natural setting.

CWM DEILDRE COTTAGE

The accommodation comprises:

Ground Floor

Sitting Room with Morso Squirrel woodburning stove in recess, laminate flooring, beamed ceiling, part panelled walls, entrance door, staircase to first floor.

Entrance Hall entrance door, laminate flooring.

Kitchen with oak fronted units comprising base & wall units, worktop surfaces, recess for cooker, plumbed for washing machine and dishwasher, quarry tiled floor.

Utility Room with stainless steel sink, base unit, plumbed for washing machine, wall units, solar panel controls.









- Pair of Stone Cottages in peaceful rural setting
- Together with 13½ acres of Pasture & Woodland
- 4 miles from market town of Llanidloes
- Ideal for those looking for seclusion in idyllic setting
- Suitable as single unit or multi generational, holiday usage
- Solar Panels & Wood Pellet Burner
- EPC - F (38) Exp 18.11.20235



CWM DEILDRE COTTAGE ACCOMMODATION (cont'd)

First floor
Landing with linen cupboard.
Bedroom (1) with oak boarded floor, 2 velux windows, exposed wall beams.
Bathroom with pedestal washbasin, WC, panelled bath with mixer shower tap.
Bedroom (2) with oak boarded floor, 2 velux windows.
Bathroom with panelled bath, WC, pedestal washbasin, mixer shower tap.

CWM DEILDRE
The accommodation comprises:

Ground Floor
Sitting Room with slate flagged floor, entrance door, staircase to first floor, Clearview woodburning stove in recess with old bread oven to side and oak beam over, open through to
Kitchen/Dining Room with base and wall units, slate worktop surfaces, Belfast sink and drainer, woodburning Rayburn with 2 hotplates and oven, beamed ceiling.
Study/Sun Room/Side Porch with flagged floor, picture window to garden and country views.
Shower Room with shower cubicle, Belfast sink, WC.

First floor
Bedroom (1) with 2 picture windows to views over the land and surrounding countryside, exposed beams.
Bathroom with panelled bath, shower over, WC, pedestal washbasin.
Bedroom (2) with exposed beams.

OUTSIDE The property is approached by a council maintained lane. Parking area in front of the cottages. The property stands in grounds of 13½ acres (5.491 ha) with a stream flowing through the property and bordering the land at Nant Gwestyn. The land is laid to several pasture enclosures has sloping areas and parts being planted with a variety of UK trees.
Vegetable garden and poly tunnel. Front garden. Detached Stable Block opposite and Workshops.
Timber, brick & stone Workshop and Stables with slated roofs 7.10m x 5.17m.
Stable (3) 5.14m x 3.66m now housing the wood/pellet burning stove which heats the hot water and central heating.
Adjoining Open Barn 10.57m x 5.04m.
Stable 4.04m x 4.57m.
Detached Summerhouse/Chalet called Ty Cwtch 3.37m x 2.92m with woodburning stove, base unit, worktop surface, front veranda - ideal for Guest/Home Office/Studio.

FLOOD RISK (PER NRW)
Flooding from Surface Water and small watercourses – risk greater than 3.3% chance each year.

BROADBAND AND MOBILE SIGNAL
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

SERVICES Mains electricity. Private water from borehole on own land. Private drainage.
40kw wood central heating burner which heats hot water and radiators at Cwm Deildre Cottage together underfloor heating and radiators on first floor at Cwm Deildre.
2 banks of Solar panels. 3.6 kw passive solar.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

TENURE Freehold. Bridle way nearby.
Please note there is a natural green burial site on the land.
Further information together with the covenants available from the agents.
Land Registry Title Numbers: CYM194059 and CYM578600.

COUNCIL TAX Both cottages are Band 'C'

DIRECTIONS From our office proceed straight ahead down Short Bridge Street, turning left onto Penygreen Road. Continue for 1.6 mile passing the builders yard on the left and right hand side and then fork right signposted Deildre. Continue on this road for 1.4 miles, turning right opposite a narrow layby, through a gateway signed Cwm Deildre & Tynfron. Proceed along this track for 0.7 mile, through gate one bearing left, follow the track passing Tynfron on the right hand side, through another gateway and proceed to the property. **What3Words: racetrack.umbrellas.timeless**

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

AHT 10/2025









CWM DEILDRE COTTAGE













CWM DEILDRE



















FLOORPLAN

Cwm Deildre Van, Llanidloes, Powys, SY18 6NZ

Approximate Area = 1108 sq ft / 102.9 sq m (excludes open barn)
Annexe = 1167 sq ft / 108.4 sq m
Outbuilding / Summer House = 931 sq ft / 86.5 sq m
Total = 3206 sq ft / 297.8 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). ©nichecom 2025. Produced for Morris Marshall & Poole. REF: 1362744

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