

Revellion

Malthouse Lane | Berriew | SY21 8PG

FINE & COUNTRY

REVELLION





KEY FEATURES

Welcome to Revellion, a beautifully presented detached home nestled within a conservation area, at the heart of the sought-after village of Berriew. Tucked away along a private lane, this charming property enjoys a tranquil setting, offering both privacy and character in equal measure. With its crisp white rendered exterior and idyllic backdrop, Revellion provides the perfect setting for family living.

The accommodation briefly comprises an entrance porch, welcoming hallway, ground floor wc/cloakroom, kitchen, dining room, and spacious living room. To the first floor are four well-proportioned bedrooms, including a principal bedroom with a dressing room/washroom, together with a family bathroom.

Externally, the property benefits from a large tarmac driveway providing ample off-road parking, along with a single garage ideal for additional parking, storage and workspace. The generous riverside garden features a patio seating area with steps leading down to a well-maintained lawn. At the foot of the garden, residents can enjoy exclusive access to the beautiful River Rhiw, creating a truly unique and peaceful outdoor space.

Offering the perfect balance of scenic countryside living and everyday convenience, Revellion is an exceptional home in a highly desirable location.









STEP INSIDE

Ground Floor:
Upon entering the property, you are welcomed into a spacious and inviting hallway, setting the tone for the rest of this charming family home. Thoughtfully designed, the hallway features a useful built-in understairs cupboard, providing excellent additional storage space. To the right, the staircase rises to the first floor, while to the left is access to the conveniently positioned downstairs wc/cloakroom.

Leading through from the hallway, the well-proportioned kitchen offers practicality, fitted with a comprehensive range of wall and base units providing ample storage and workspace. Appliances include an oven, hob, and extractor fan, fridge freezer and additional white goods. A side access door offers added convenience and easy access to the exterior of the property.

Continuing through the home, you are welcomed into the bright and airy dining room, beautifully illuminated by a large window that allow natural light to flood the space, creating a wonderful setting for both family meals and entertaining. Sliding doors seamlessly connect the dining room to the main living area, enhancing the sense of flow throughout the ground floor; and thus, providing the feel of an open plan connection between rooms.

The spacious living room is cosy and centred around a feature marble fireplace with external chimney, currently serviced by log effect fire that creates a welcoming focal point. Large double doors into a covered loggia which leads directly onto the River view patio, effortlessly blending indoor and outdoor living and providing the perfect space for relaxing, entertaining guests, or enjoying the peaceful garden surroundings during the warmer months.

















First Floor:
Ascending to the first floor, the staircase and landing are beautifully illuminated by a large feature window, allowing natural light to pour into the space and creating a bright and airy atmosphere throughout. The first-floor accommodation comprises four generously sized double bedrooms, each offering comfortable and versatile living space, both with fitted bedroom suites, ideal for family life or visiting guests. One of the bedrooms further benefits from integrated storage cupboards, providing practical and discreet storage solutions.

The spacious principal bedroom enjoys the added luxury of a private dressing room/washroom, creating a peaceful and convenient retreat.

Completing the first floor is the well-appointed family bathroom, fitted with a panelled bath with overhead shower, wash hand basin, wc and bathroom cabinets, serving the household perfectly while maintaining the bright and welcoming feel found throughout the home.

















STEP OUTSIDE

The property is approached via a quiet lane, with a handful of neighbouring homes that provide a sense of community while maintaining privacy. It benefits from its own driveway, offering ample parking, as well as a single garage.

Upon arrival, the property immediately impresses with its striking crisp white rendered exterior, beautifully complemented by white Georgian style windows, creating a timeless and elegant appearance. Access to the riverside elevation of the property is available from both sides. Set within a generous positioned plot, the majority of the outdoor space is located to the riverside elevation of the property, creating a wonderfully private and peaceful setting. A spacious patio area provides the perfect space for outdoor entertaining, whether hosting family gatherings, summer barbecues, or simply relaxing and enjoying the surrounding atmosphere.

Steps gently lead down to an expansive lawned garden, bordered by mature trees and hedges and enjoying picturesque woodland views that enhance the property's idyllic setting. At the foot of the garden, access to the River Rhiw offers a truly special feature, where the gentle flow of the water further adds to the sense of tranquillity and natural beauty that this exceptional home provides. The garden and riverside also attract a wide variety of birdlife throughout the year, allowing you to regularly enjoy the sight and sound of numerous visiting species in this peaceful natural setting.











LOCATION

Berriew is a picturesque village in Powys, Wales, known for its scenic beauty and historic charm. The village offers a range of amenities including local shops, a butchers, two traditional pubs, and eateries, as well as a primary school, community facilities, and sports fields. Notable attractions include the Andrew Logan Museum of Sculpture, the tranquil Glansevern Hall Gardens, the historic St Beuno's Church, and the picturesque Montgomery Canal.

Conveniently located, Berriew is approximately 5 miles from Welshpool, with its additional shopping and the stunning Powis Castle, and about 10 miles from Newtown, which offers a wider array of amenities and a vibrant arts scene.

The Welsh coast, including the seaside town of Aberystwyth, is roughly an hour's drive away, providing easy access to beautiful beaches and coastal attractions. This makes Berriew an ideal location for those seeking a serene village lifestyle with the convenience of nearby towns and coastal destinations.







INFORMATION



Services: Mains electricity, water and drainage.

Heating: Oil fired central heating.

Broadband: Please refer to openreach.com for fibre availability.

Mobile Phone Signal: Available, please refer to http://checker.ofcom.org.uk

Tenure: Freehold.

Council Tax: Band F

Directions: Using the app What Three Words type in: ///mountain.increased.vineyard

Please note - Malthouse Lane, there is a contribution cost to the maintenance, divided between all other properties on the lane as and when any repairs are needed.

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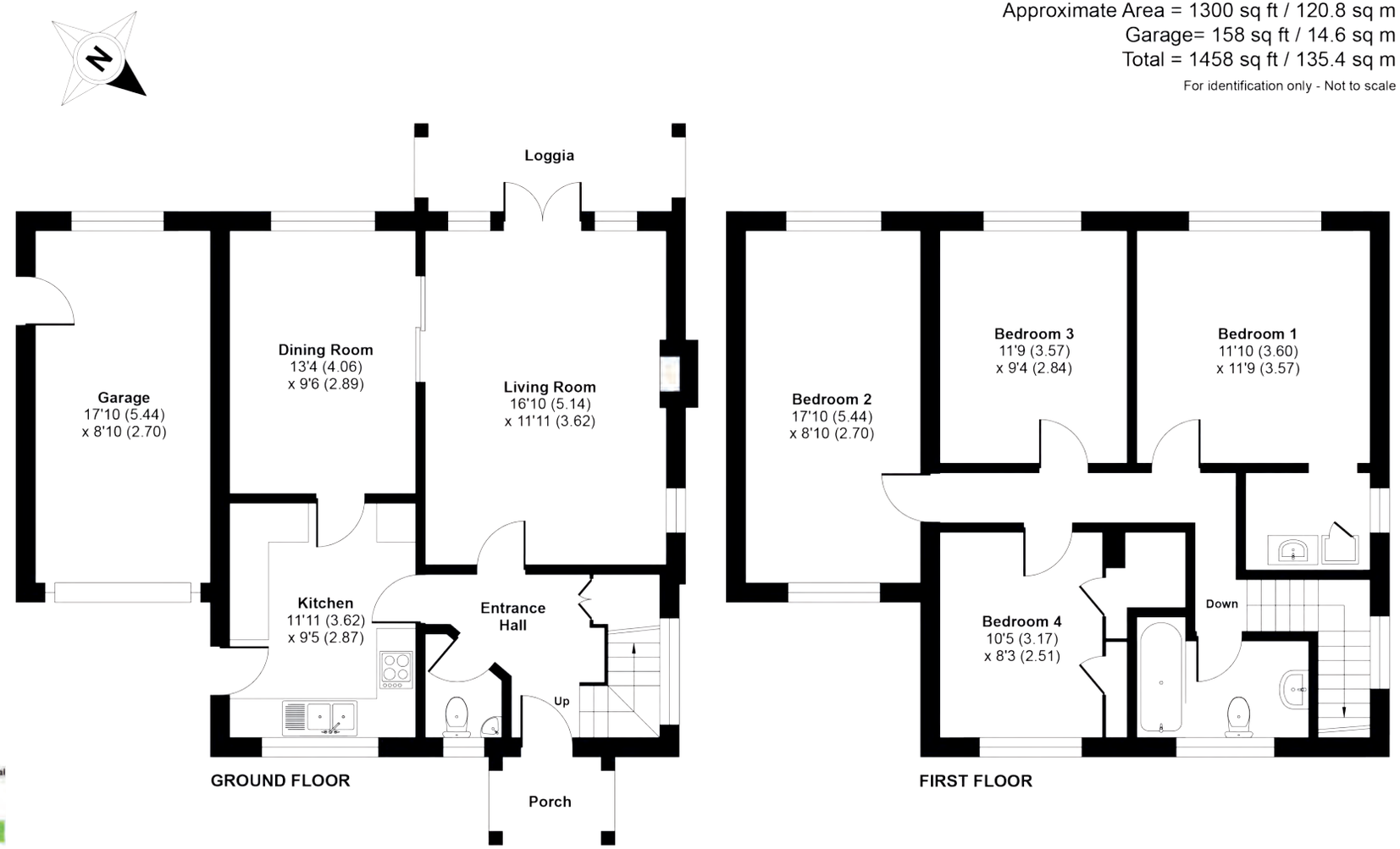
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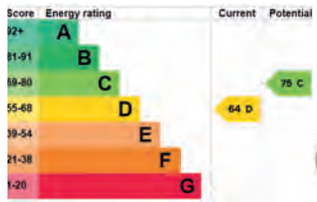
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Berriew, Welshpool, SY21

Approximate Area = 1300 sq ft / 120.8 sq m
Garage= 158 sq ft / 14.6 sq m
Total = 1458 sq ft / 135.4 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 2026. Produced for McCartneys. REF: 1448329

The Property Ombudsman

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We value the little things that make a home

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Fine & Country Mid Wales
8 Broad Street, Welshpool, Powys SY21 7RZ
01938 531006 | midwales@fineancountry.com

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