

MORRIS MARSHALL POOLE

Cwm Mawr

Staylittle, Llanbrynmair, SY19 7DD

Guide Price: £295,000

Cwm Mawr is a charming detached country cottage occupying a delightful rural setting within the heart of the Cambrian Mountains. The property enjoys a peaceful and secluded position surrounded by beautiful Mid Wales countryside and offers character accommodation retaining a wealth of original features including an inglenook fireplace, Victorian grates, exposed beams, flagstone flooring and the remains of an old stone farmhouse within the grounds.

The cottage stands in attractive mature gardens through which a stream gently flows, creating a tranquil environment that perfectly complements its rural setting. The property would be ideally suited as a permanent residence, holiday home or countryside retreat for those seeking a quieter pace of life in one of Wales' most scenic regions.

The property is situated on the outskirts of the small rural community of Staylittle which benefits from a useful Village Store/Post Office, nestled within the spectacular Cambrian Mountains between the market towns of Llanidloes and Machynlleth.

The surrounding area is renowned for its unspoilt natural beauty and provides excellent opportunities for walking, cycling, fishing, horse riding and wildlife observation. Glyndwr's Way National Trail passes through the village, whilst Hafren Forest, the source of the River Severn and Llyn Clywedog Reservoir are all within easy reach. The market town of Llanidloes lies approximately 10 miles distant and provides a comprehensive range of day-to-day amenities including supermarkets, independent shops, cafes, public houses, primary and secondary schooling, healthcare facilities and leisure amenities. The historic market town of Machynlleth is approximately 12.5 miles away and offers a wider range of facilities together with a mainline railway station. Nearby attractions include Hafren Forest and the Source of the River Severn, Llyn Clywedog Reservoir, Glyndwr's Way National Trail, Dyfi Biosphere Reserve, Centre for Alternative Technology, Snowdonia (Eryri) National Park, Corris Craft Centre and King Arthur's Labyrinth, Aberdyfi and the Cardigan Bay Coastline.

The accommodation comprises:

Ground Floor

Entrance Porch Entrance door leading to:
Entrance Hall with staircase rising to first floor and cupboard housing the oil-fired central heating boiler and controls.
Sitting Room A delightful reception room featuring an impressive inglenook fireplace incorporating a wood-burning stove with timber surround. Built-in bookshelves and cupboards are positioned to either side of the chimney breast.
Dining Room A characterful room featuring an original range incorporating a bread oven, flagstone floor and exposed ceiling beam.
Kitchen fitted with a range of base, drawer and wall units together with worktop surfaces, sink unit and electric oven.

First Floor

Landing with boarded floor.
Bedroom (1) with boarded floor and Victorian grate.
Bedroom (2) with boarded floor and Victorian grate.
Bedroom (3) with boarded floor and Victorian grate.
Family Bathroom comprising panelled bath with shower over, glazed shower screen, low flush WC and wash hand basin. Part tiled walls.

- Charming detached 3 Bedroom Country cottage
- In an idyllic rural setting
- Character accommodation with inglenook fireplace and wood-burning stove
- Three bedrooms and family bathroom
- Attractive gardens with stream, greenhouse and former pigsty seating area
- Remains of a stone farmhouse within the grounds
- Situated in the heart of the Cambrian Mountains
- Approximately 10 miles from Llanidloes & 12.5 miles from Machynlleth
- EPC - E (47) Exp 18.6.2036













OUTSIDE

The property is approached through a metal gateway leading to a side parking area. To the front is an attractive lawned garden with established flower borders together with the oil storage tank and external oil-fired central heating boiler. Stone steps lead to a rear rockery garden and the remains of an old stone farmhouse, with surviving stone walls providing a unique and attractive feature within the grounds. Greenhouse and garden sheds. A delightful stream flows through the garden, enhancing the property's peaceful setting and creating a wonderful wildlife habitat.

SERVICES

Mains electricity, private water supply and private drainage.
Oil fired central heating.
Satellite broadband currently connected.
Prospective purchasers are advised to make their own enquiries regarding the availability and performance of broadband and mobile services.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk greater than 3.3% chance each year.

BROADBAND & MOBILE SIGNAL

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX

Band 'D' (online enquiry).

TENURE

Freehold. Land Registry Title Number: WA447684

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Great Oak Street, Llanidloes, proceed to the Old Market Hall and turn right into Longbridge Street. At the roundabout take the first left over Long Bridge and immediately turn left again signposted Staylittle. Proceed along this road for approximately 7 miles. Upon entering Staylittle continue for a further 1.5 miles. After crossing the old river bridge, take the next turning on the right indicated by a slate nameplate for Fferm Crugnant, bear right up the hill on the council-maintained road, pass through the gate, and after a short distance take the track on the left. Continue to the property which will be found on the right-hand side.
What3words: owners.fire.reassured

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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.

Ref: 2026/S AHT 06/26













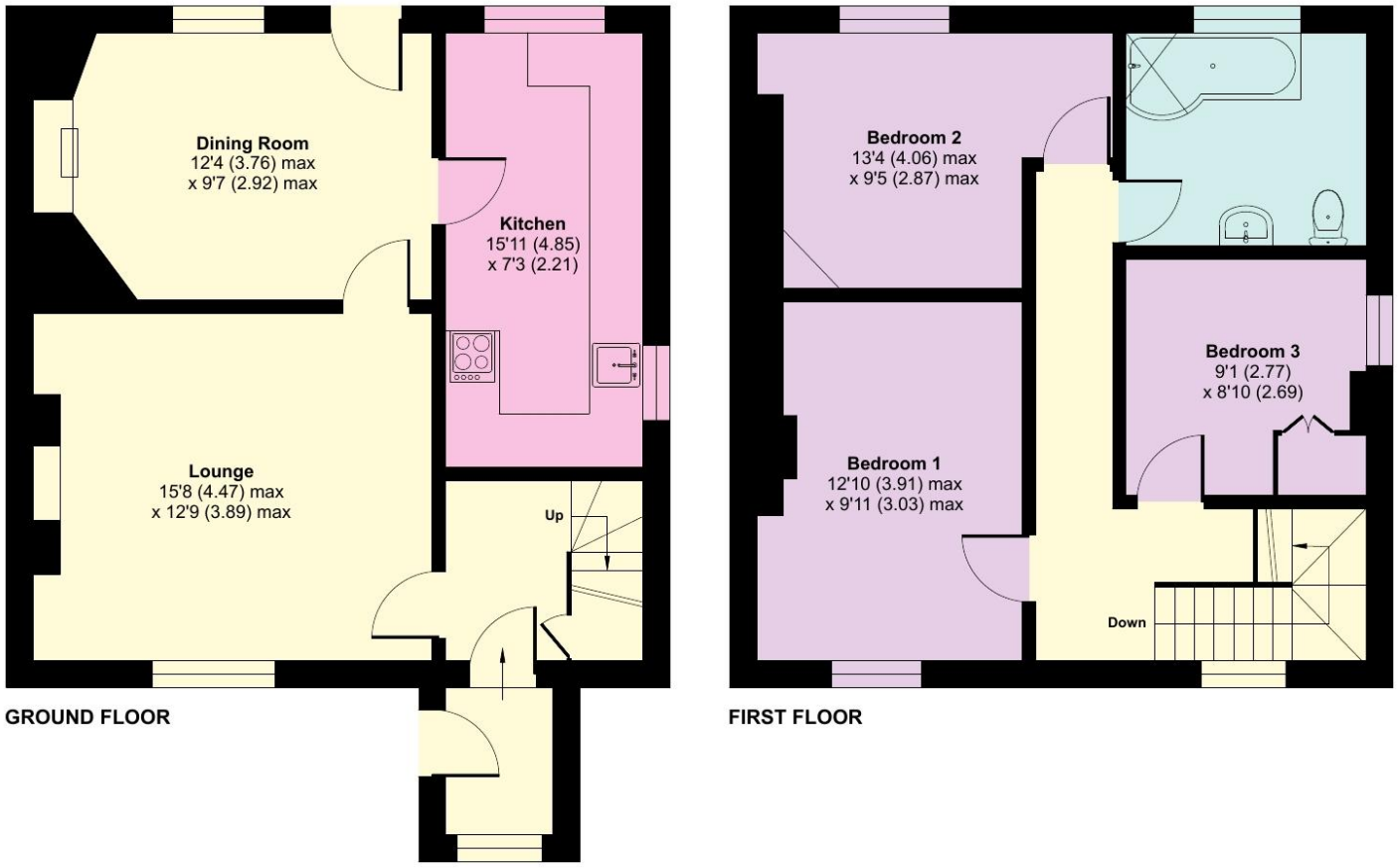


FLOORPLAN

Cwm Mawr, Staylittle, Llanbrynmair, SY19 7DD

Approximate Area = 1061 sq ft / 98.6 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 Morris Marshall & Poole. REF: 1479967

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