

MORRIS MARSHALL POOLE

Dan Y Deri, Brooks

Welshpool, Powys, SY21 8QP

Asking Price: £450,000

Occupying a delightful rural setting amidst the rolling Montgomeryshire countryside, Dan y Deri presents a rare opportunity to acquire a beautifully proportioned country residence, perfectly balancing comfortable family living with an enviable lifestyle surrounded by nature. The property enjoys a peaceful position in the small rural hamlet of Brooks, close to the highly regarded village of Berriew, renowned for its attractive black and white timber-framed buildings, welcoming community, village shop, public houses, primary school and excellent everyday amenities. The larger market town of Welshpool lies only a short drive away, providing a comprehensive range of shopping, leisure, educational and transport facilities, while the surrounding countryside offers an abundance of scenic walks, riding opportunities and outdoor pursuits. Approached through a gated entrance, a sweeping gravel driveway provides generous parking and turning space for numerous vehicles while leading to the Integral Garage, creating an impressive first impression befitting the property's generous proportions.

The accommodation has been thoughtfully arranged to provide versatility for modern family life. A welcoming 'L' Shaped Entrance Hall offers an immediate sense of space and practicality, complete with attractive laminate flooring, useful cloaks cupboard and an airing cupboard housing the hot water cylinder. The dual-aspect Lounge is undoubtedly one of the principal reception rooms, flooded with natural light from its large bay window and additional front-facing window, whilst French doors provide a seamless connection to the surrounding gardens. A handsome multi-fuel stove set within an attractive brick fireplace with matching side plinths creates a superb focal point, making this a warm and inviting room throughout the seasons. The generously proportioned Kitchen/Dining Room forms the heart of the home, perfectly suited to both everyday family life and entertaining. Appointed with an extensive range of freestanding Oak wall and base units complemented by granite work surfaces, the Kitchen features an inset Belfast sink, electric range cooker, ceramic tiled flooring and windows overlooking the surrounding gardens and countryside. Adjoining the Kitchen is a practical Utility Room fitted with further storage cupboards, stainless steel 1½ bowl sink, plumbing for laundry appliances and internal access to the integral garage, which houses the LPG-fired Worcester boiler.









- Set within Approximately 1.49 Acres of Gardens, Grounds, Two Enclosed Paddocks, a Boundary Stream and an Attractive Area of mature broadleaf woodland.
- Elegant dual-aspect Lounge featuring a multi-fuel stove, bay window and French doors opening onto the Gardens.
- Large Farmhouse-style Kitchen/Dining Room with freestanding Oak cabinetry, granite work surfaces, Belfast sink and electric range cooker, complemented by a Separate Utility Room.
- Flexible Accommodation with Two Double Bedrooms and Shower Room on the Ground Floor, together with Two Further Double Bedrooms and Family Bathroom to the First Floor.
- Gated Driveway providing Extensive Parking, Integral Garage and Beautifully Maintained Wraparound Gardens enjoying peaceful rural views. UPVC Double Glazing, LPG-Fired Central Heating.
- A Delightful Countryside Setting within easy reach of Berriew, Welshpool and excellent road connections.
- Energy Efficiency Rating: 44 (E) (Expires: 14/04/2034)







CONT: ...

The ground floor continues with Two well-proportioned Double Bedrooms enjoying pleasant views across the side and rear gardens, one benefiting from built-in double wardrobes, together with a modern shower room fitted with pedestal wash hand basin, low-level W.C., corner shower cubicle with electric shower, laminate flooring and useful linen storage.

To the first floor are Two further spacious Double Bedrooms, each with extensive eaves storage, creating excellent flexibility for larger families, guests or home working. These are served by a Family Bathroom fitted with a three-piece suite incorporating panelled bath, pedestal wash hand basin, W.C. and a generous walk-in shower enclosure with electric shower.

OUTSIDE

Outside, the grounds are a particular feature of the property. Beautiful wraparound lawned gardens extend to the front, side and rear, interspersed with seating areas that provide idyllic spaces for outdoor dining, relaxation and entertaining whilst enjoying the peaceful rural surroundings and attractive outlook.

Beyond the formal gardens lie two adjoining Paddocks divided by a natural boundary stream, together with an attractive area of mature broadleaf woodland, creating a wonderfully diverse setting that is perfectly suited to those seeking a smallholding lifestyle. The land offers excellent potential for grazing livestock, keeping poultry or other domestic animals, recreational use or simply enjoying the privacy and beauty of the surrounding countryside.

Combining generous accommodation, attractive grounds and an outstanding rural location, Dan y Deri offers an increasingly rare opportunity to enjoy country living without isolation, providing a superb family home where comfort, practicality and natural beauty come together in perfect harmony.

DIRECTIONS

What3words://sector.deployed.stirs

COUNCIL TAX

Band 'F'

TENURE

Freehold.

SERVICES

Mains electricity, Water, shared private drainage with the neighbour. N.B. The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

LAND REGISTRY NUMBER WA484125

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 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.

BROADBAND AND MOBILE SIGNAL

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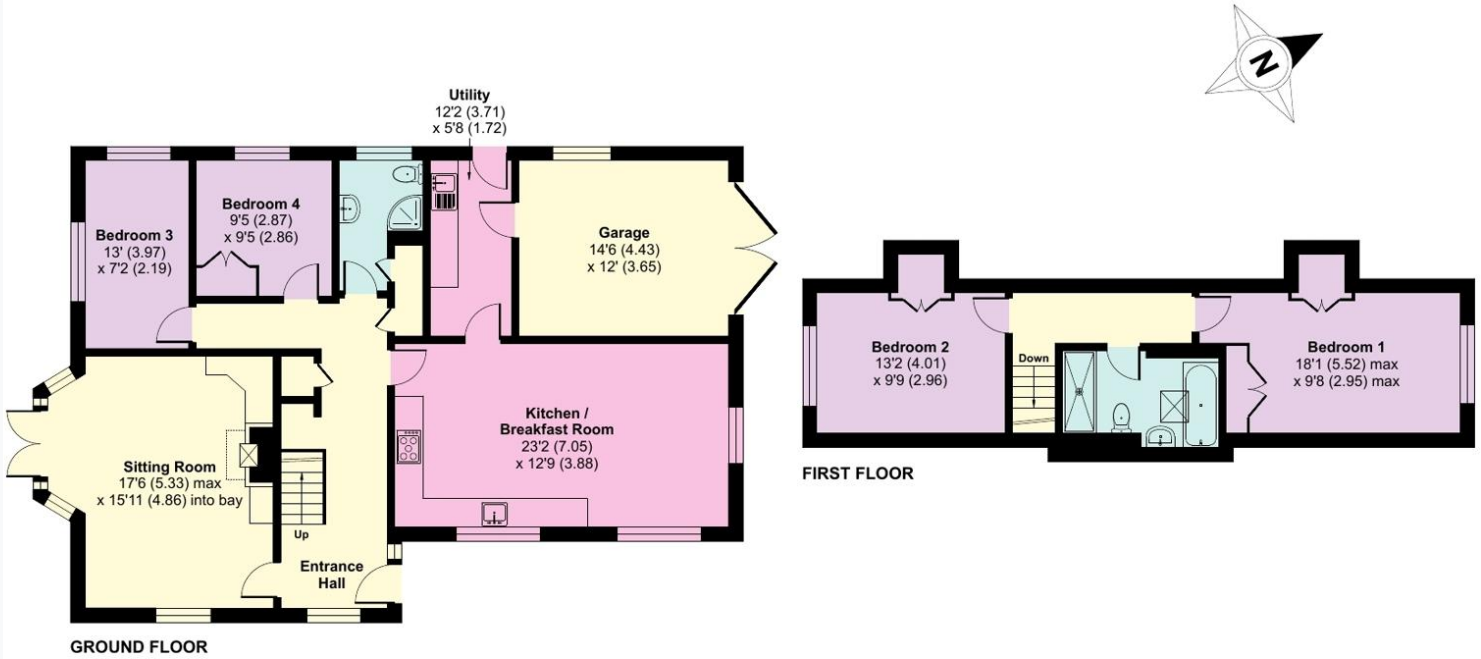




FLOORPLANS

Dan Y Deri Brooks, Welshpool, Powys, SY21 8QP

Approximate Area = 1539 sq ft / 143 sq m
Garage = 176 sq ft / 16.3 sq m
Total = 1715 sq ft / 159.3 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: 1482396

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