



MORRIS
MARSHALL
POOLE

Pentre Farm Cottage, Pentrebeirdd

Guilsfield, Welshpool, Powys, SY21 9DL

Asking Price: £385,000

Pentre Farm Cottage is an exceptional character home which has been lovingly presented and appointed to provide a particularly appealing combination of traditional charm, contemporary comfort and beautifully considered living space. The property offers versatile four-Bedroom accommodation arranged over two floors, with the considerable advantage of two Double Bedrooms and the Principal Bathroom on the ground floor. The accommodation is complemented by a superb farmhouse-style Kitchen/Dining Room, an outstanding Garden Room and a characterful Lounge, whilst the first floor provides two further Bedrooms, including a delightful Principal Bedroom with vaulted ceiling and exposed purlins and En-Suite Cloakroom. The property is Double Glazed throughout and benefits from an Oil-fired Rayburn which provides the central heating and domestic hot water, whilst also serving as an attractive and highly practical cooking source.

A covered side Entrance Porch opens into the welcoming Hallway, with access to a useful Utility room incorporating fitted units, plumbing for appliances and tiled flooring. The farmhouse-style Kitchen/Dining Room forms the heart of the home and is particularly impressive. An extensive range of high-gloss wall and base units are complemented by stylish granite work surfaces, incorporating an integrated dishwasher and fridge, together with a 1½ bowl sink and instant hot-water tap. An exposed brick surround houses the oil-fired Rayburn, creating a wonderful focal point within this sociable and highly functional room. A window to the side provides additional natural light. From here, the accommodation flows naturally into the magnificent Garden Room, where the tiled flooring continues and is complemented by underfloor heating, ceiling spotlights and windows to three sides. French doors open directly onto the rear terrace and gardens, creating an exceptional space for family living, entertaining or simply relaxing whilst enjoying the property's wonderful surroundings. An Inner Hall provides access to the further ground-floor accommodation and incorporates useful understairs storage. There are two well-proportioned Double Bedrooms on the ground floor, both enjoying a pleasant front-facing aspect and providing considerable flexibility for family members, guests or those seeking the convenience of single-level accommodation or home working. The family Bathroom has been fitted with a stylish freestanding bath, separate shower cubicle, vanity wash basin, low-level W.C. and heated towel rail, with complementary tiled flooring. A delightful Lounge provides a wonderfully cosy and characterful reception room, with French doors opening onto the rear garden and a wood-burning stove creating an inviting focal point.



- Beautifully appointed Four-Bedroom Character Cottage
- Superb Farmhouse-Style Kitchen/Dining Room with granite work surfaces and oil-fired Rayburn
- Exceptional Garden Room with underfloor heating and direct access to the landscaped gardens
- Two Generous Double Bedrooms and beautifully appointed Bathroom at ground-floor level
- Delightful established gardens with multiple terraces, lawns and Outstanding Views across the surrounding Countryside and lake
- Idyllic rural position close to Guilsfield and Welshpool, with excellent access to the wider Welsh Borders and Mid Wales
- Energy Efficiency Rating: 53 (E) (Expires: 09/08/2036)



CONT: ...

To the first floor, the landing incorporates an airing cupboard with inset radiator together with useful additional eaves storage. The Principal Bedroom is a particularly attractive room, featuring a vaulted ceiling with exposed purlins and Velux roof lights to both front and rear, providing an excellent sense of space and allowing natural light to flood the room. An En-Suite Cloakroom incorporates a vanity wash basin and W.C. The fourth Bedroom benefits from built-in wardrobes together with further eaves storage.

OUTSIDE

The gardens are a defining feature and have been thoughtfully arranged to provide a succession of attractive spaces for dining, entertaining and relaxation. Immediately adjoining the garden room is a delightful flagstone patio and terrace, with a raised border to one side beautifully stocked with roses and established planting. Beyond, a lawned garden is framed by established hedging and interspersed shrubbery, creating a private and mature setting. A delightful decked terrace with nautical-style balustrading provides a further elevated seating area, leading down to an additional lawned garden incorporating established trees. The lower garden enjoys an exceptional uninterrupted outlook across the surrounding farmland and open countryside, over a beautiful lake and towards the distant hills beyond. The combination of the views, mature planting and succession of outdoor spaces creates a particularly special setting and provides a wonderful backdrop to the property throughout the seasons. A useful garden shed is positioned within the lower garden, whilst there is potential access for further parking to the courtyard.

To the front, a dedicated parking area provides access to the side of the property with a further gravelled alfresco dining area provides an attractive and practical outdoor entertaining space and is particularly well suited to containers and seasonal planting. Pentre Farm Cottage occupies an idyllic rural position at Pentrebeirdd, close to the popular village of Guilsfield and within easy reach of Welshpool. The property enjoys the tranquillity and privacy associated with a rural country setting whilst remaining conveniently positioned for everyday amenities. Guilsfield is a well-established and sought-after village with a village shop and Post Office, primary school, public houses, church and community facilities, together with sporting and recreational amenities. Just a short distance away, Welshpool provides a comprehensive range of shopping and professional services, supermarkets, cafés, restaurants, public houses, schools and leisure facilities, together with a railway station providing useful connections towards Shrewsbury and beyond. The wider landscape is quintessentially Mid Wales, characterised by rolling farmland, wooded valleys, open countryside and distant hills. The surrounding area offers an abundance of opportunities for walking, cycling, riding and enjoying the outdoors, whilst the Welsh Borders provide a wealth of historic towns, villages, country houses and attractions to explore. For commuters and those requiring access to larger centres, Shrewsbury, Oswestry and Newtown are all within convenient travelling distance, with good road connections providing access to the wider Midlands, North Wales and the national motorway network.

LAND REGISTRY NUMBER WA941985

SERVICES Mains electricity, Water, Septic tank drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX Band 'B' (Powys County Council).

TENURE Freehold.

DIRECTIONS From our Welshpool office take the A490 towards Llanfyllin. Travel 5 miles which passes Guilsfield and the Londis supermarket and petrol station. Follow the road for a further 2 miles after the petrol station and at the crown of the hill turn left signposted "Meifod 3 miles, light traffic only". Follow this lane for a short distance and the property will be found on the left.

What3words:///cups.ramming.mysteries

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

Pentre Farm Cottage Pentrebeirdd, Guilsfield, Welshpool, SY21 9DL

Approximate Area = 1287 sq ft / 119.6 sq m

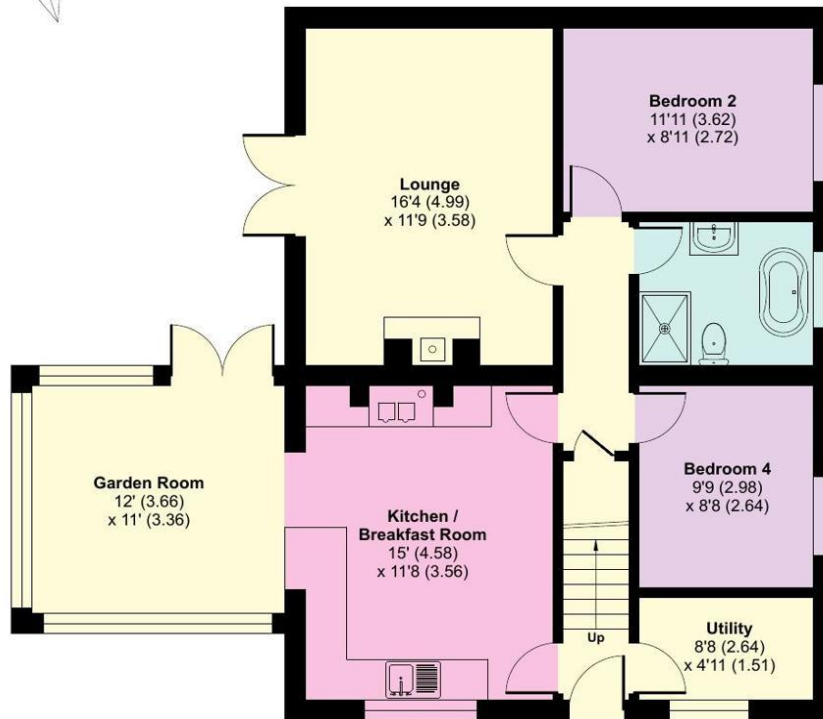
Limited Use Area = 130 sq ft / 12 sq m

Total = 1417 sq ft / 131.6 sq m

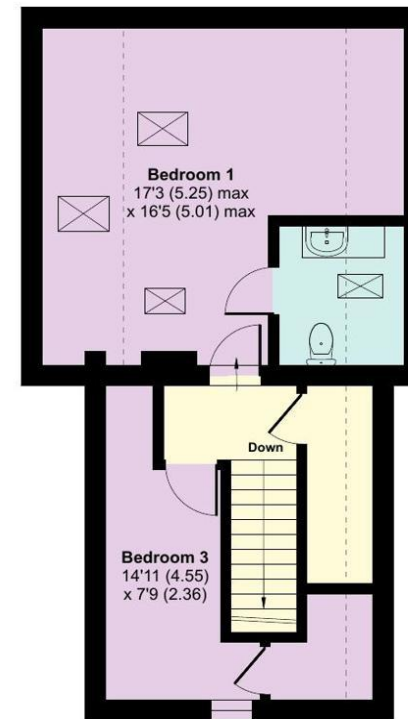
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Morris Marshall & Poole, REF: 1501822