

MORRIS MARSHALL POOLE

Pantywaen

Staylittle, Llanbrynmair, Powys, SY19 7BU

Guide Price: £495,000

A spacious 4 Bedroom Detached country residence commanding uninterrupted views over the Clywedog Dam, a rare opportunity to acquire a house of this scale, setting and versatility in one of Mid Wales' most attractive landscapes.

Set just 7 miles from Llanidloes, this elevated property offers a lifestyle shaped by open countryside, water based recreation and generous, flexible accommodation with scope for annexe potential.

Designed to embrace its surroundings, the house offers spacious adaptable living with a layout suited to families, multi-generational living or those seeking work from home flexibility. The combination of reception rooms and additional spaces such as the Games Room and Garden Room provides excellent versatility - ideal for hobbies and entertaining.

The property occupies an elevated plot, carefully landscaped to maximise views and privacy. The attractive gardens offer seating areas, mature planting and a sense of tranquillity throughout the seasons.

The accommodation which has oil fired central heating throughout comprises:

Ground Floor

Entrance Porch

Kitchen/Dining comprising range of fitted units, Belfast sink, LPG Rangemaster, plumbing for dishwasher and washing machine, multi-fuel stove.

Inner Hallway

Shower Room comprising shower cubicle, washbasin in unit, WC, tiled walls, heated towel rails.

Dining Room with fireplace, staircase to first floor.

Garden Room of single glazed and metal construction.

Lounge with log burner in inglenook fireplace, 2 windows to front views.

Games Room with built-in cupboard, window to front views.

First Floor

Landing with built-in cupboard.

Bedroom (1) with loft hatch, window to front views.

Bedroom (2) with loft hatch, window to front views.

Bedroom (3) with window to front views.

Bedroom (4) with built-in wardrobes, window to front views.

Bathroom comprising roll top bath, washbasin, WC, built-in cupboard, heated towel rail.

Separate WC with washbasin.

- Detached 4 Bedroom Country Property
- With views over the Clywedog Dam
- Market town of Llanidloes 7 miles
- Spacious and flexible room layout
- Offering scope for annexe potential
- 2 Reception Rooms, Kitchen/Dining, Games Room
- Garden Room, Shower Room
- 4 Bedrooms, Bathroom, Separate WC
- Ample Parking Space, Detached Garage
- In grounds of around 0.3 acre
- Useful Summerhouse, ideal for hobbies
- EPC - E (45) Exp 13.8.2036













OUTSIDE

Approached via a shared private unsurfaced track over which the property has a right of access, leading to a gated entrance opening onto a driveway and parking area with space to accommodate several vehicles. Landscaped gardens to the front and rear, well stocked with plants and a variety of shrubs, with front seating area. In all the grounds extend to around 0.30 acres and enjoys fabulous countryside views. Outbuildings include a Detached Garage, Summerhouse with power supply and sink, Lean to log store and Store Shed housing battery back up.

SERVICES

Mains electricity, private borehole water supply and the use of 2 other wells. Private septic tank drainage. Oil central heating. There are solar panels with a battery store. The cooker in the kitchen runs on LPG. The Summerhouse has light and power. There is full fibre to the property.

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 less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

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

COUNCIL TAX

Band 'F' (online enquiry).

TENURE

Freehold. Land Registry Title Numbers: CYM602015 & WA711715. Part of the driveway is unregistered.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our office in Llanidloes proceed to the Old Market Hall turning right onto Long Bridge Street. At the roundabout turn left after going over Long Bridge and left again signposted Clywedog. Continue on this road for approximately 7 miles to Staylittle. On entering Staylittle take the first turning on the right and proceed up the hill and around the left hand bend. After passing the converted chapel on the right take the next turning on the left signposted 'no through road'. Proceed along the road for a short distance and take the first turning on the right and continue to the end of the lane where the property is located. **What3Words: breathed.january.thread**

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 NWR 08/26











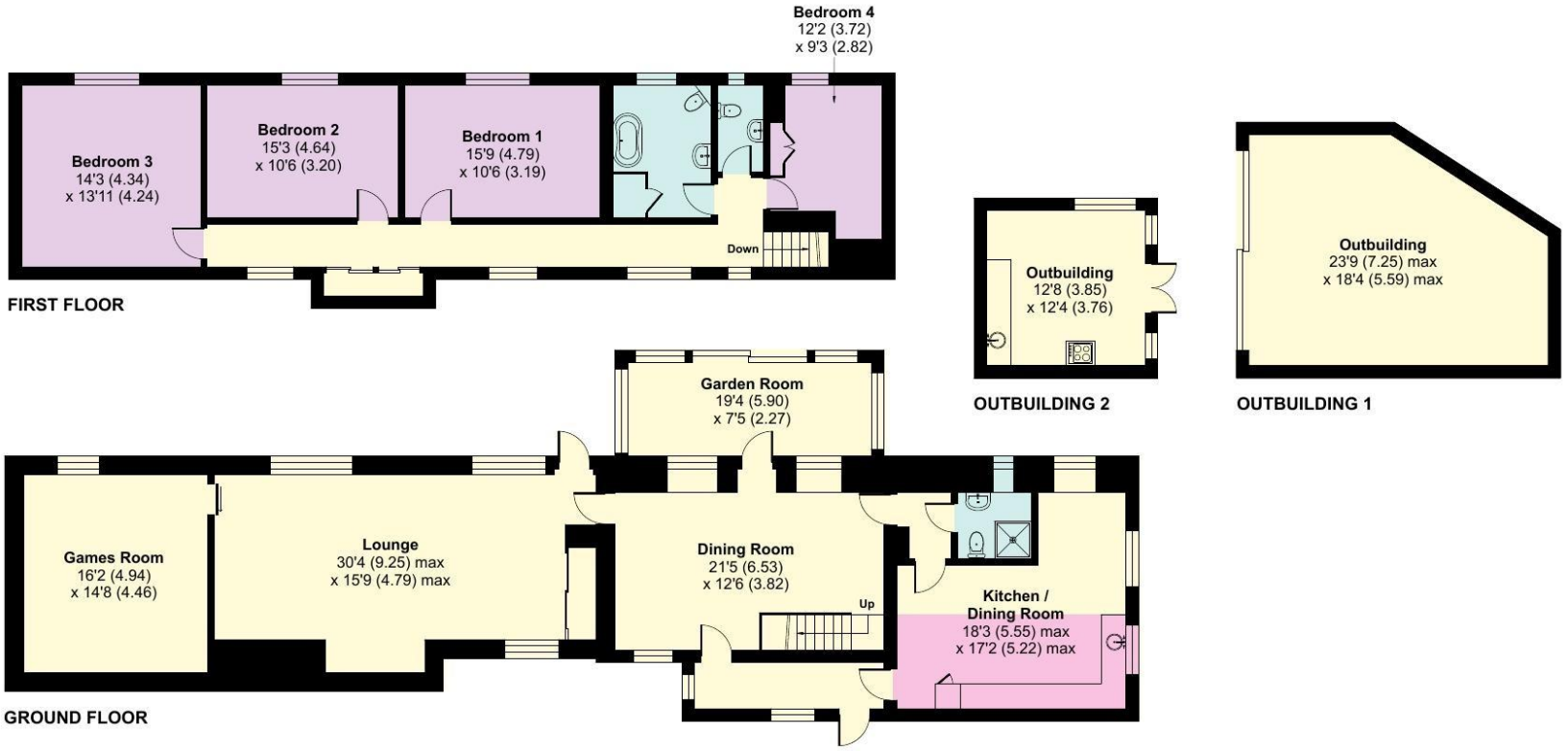




FLOORPLAN

Pantywaen, Staylittle, Llanbrynmair, Powys, SY19 7BU

Approximate Area = 2537 sq ft / 235.7 sq m
Outbuilding = 542 sq ft / 50.3 sq m
Total = 3079 sq ft / 286 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). Produced for Morris Marshall & Poole. REF: 1501061

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