

MORRIS
MARSHALL
POOLE

15 High Street

Welshpool, Powys, SY21 7JP

Asking Price: £230,000

Situated in the historic market town of Welshpool, which offers an excellent range of everyday amenities, independent shops, cafés, public houses and leisure facilities, together with a railway station and convenient road links to Shrewsbury, Newtown and the wider Mid Wales region. The town is also well known for its historic Powis Castle and Gardens, providing an attractive setting and a popular visitor destination.

15 High Street is an attractive three-storey Grade II Listed townhouse, constructed of mellow facing brick beneath a slated roof and occupying a prominent position within easy reach of the town's amenities. The property offers a wealth of character and original features, complemented by modern appointments including Gas-Fired Central Heating.

The accommodation is approached via a side entrance door from Chapel Street, featuring an intricate glazed fanlight and opening into the Entrance Hall. The Sitting Room is positioned to the front of the property and enjoys a wealth of period character, including a feature fireplace with cast iron insert, dado and picture rails, together with a traditional sash window overlooking the front aspect. To the rear is a well-fitted Kitchen, appointed with an attractive range of sage green wall and base units, incorporating a stainless steel sink unit. The room further benefits from attractive herringbone flooring, a fireplace recess with electric cooker point, useful alcove storage cupboard and shelving, together with a sash window to the rear.

From the ground floor, stairs descend to a useful Cellar, currently divided into two separate areas and providing excellent storage space, with potential for a variety of additional uses, subject to any necessary consents.

Stairs rise to the first floor, where there is a front-facing Double Bedroom featuring a dado rail, together with a Shower Room fitted with a large shower cubicle and mixer shower, W.C. and wall-mounted wash basin.

The second floor provides two further Bedrooms, one enjoying a front-facing aspect and the other overlooking the rear of the property.









- Attractive Three-Storey Grade II Listed Townhouse
- Prominent Position within easy reach of Local Amenities and Facilities
- Full of Character, retaining a wealth of Original Features Complemented by Modern Appointments
- Characterful front-facing Sitting Room
- Well-fitted Kitchen with attractive sage green units and herringbone flooring
- Three Bedrooms arranged over the First and Second Floors, together with a Shower Room
- Useful Cellar providing excellent storage and a rear Courtyard Area offering potential for further enhancement
- Energy Efficiency Rating: 57 (D) (Expires: 12/08/2035)







OUTSIDE
The property is approached via an entrance door off Chapel Street. To the rear is a private yard area which offers scope for development into an attractive courtyard garden, providing an opportunity to create an appealing outdoor seating space.

SERVICES
Mains electricity, Gas, Water, 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 'D' **(Powys County Council).**

TENURE
Freehold.

DIRECTIONS
The property is located in High Street on the left hand side just past the Methodist Church.

What3words:///towns.smudges.earpiece

LAND REGISTRY NUMBER
CYM210397

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.

FLOOD RISK (PER NRW)
Flooding from Rivers – very low risk - risk less than 0.1% chance each year.
Flooding from Sea – very low risk - risk less than 0.1% chance each year.
Flooding from Surface Water and small watercourses – low risk - risk between 0.1% and 1% chance each year.

BROADBAND AND MOBILE SIGNAL
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker





















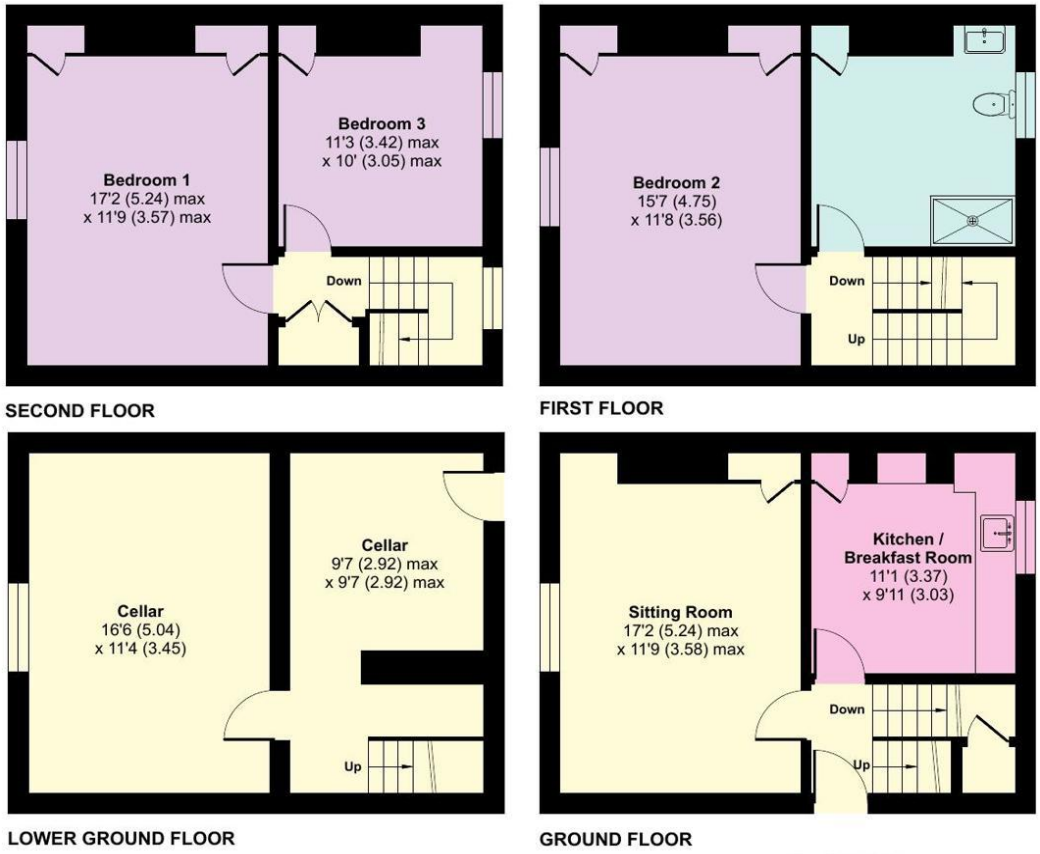


FLOORPLANS

15 High Street, Welshpool, Powys, SY21 7JP

Approximate Area = 1496 sq ft / 139 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: 1539783

MORRIS MARSHALL POOLE