

Badgers Holt
Pontdolgoch | Caersws | Powys | SY17 5NJ

FINE & COUNTRY

BADGERS HOLT





KEY FEATURES

An exceptional equestrian smallholding with a characterful barn conversion, sympathetically renovated using locally sourced Welsh materials and set within approximately 1.17 acres of gardens, grounds and equestrian facilities. Tucked away along a council-maintained country lane, the property benefits from a registered smallholding with an active County Parish Holding (CPH) number, a professional 20m x 40m floodlit ménage, five-box stable block, tack room and feed store. The property sits within 1.17acres with a further 7.13 acres of land (available by separate negotiation) lies a short walk away, with full planning permission for a detached stable block, feed store and septic tank. Additional outbuildings suitable for further development with the appropriate permissions.

This beautifully presented home blends original character with modern comforts and energy-efficient features, including exposed oak timbers, slate flooring, striking stonework and vaulted ceilings, complemented by roof-mounted solar photovoltaic panels with battery storage, full underfloor heating, an electric vehicle charging point and ultra-fast fibre-to-the-premises broadband. Thoughtfully designed with an attractive split-level layout, the accommodation comprises three ensuite bedrooms, an open-plan kitchen and dining room, a separate sitting room, utility room with ground-floor WC and a dedicated study/home office, providing flexibility for both everyday living and working from home.

Combining a distinctive rural home, excellent equestrian facilities and further potential, Badgers Holts presents a rare opportunity for those seeking a lifestyle property in a peaceful countryside setting.







STEP INSIDE

Entering through the kitchen door, the open-plan kitchen and dining room provides the main hub of the home. Natural light enters through full-height windows above the entrance and additional ceiling skylights, illuminating the farmhouse-style interior. The bespoke kitchen features granite-effect worktops, limestone splashbacks, a Belfast sink and a dual-fuel Rangemaster cooker. A solid oak door leads to the utility room, while an understairs cupboard provides useful storage and an oak staircase rises to the first-floor bedroom.

The utility room doubles as a practical boot room, with plumbing for white goods and a ground-floor wet room. Slate flooring and limestone-tiled walls provide durable finishes suited to life in the countryside, particularly after outdoor pursuits.

A half-landing leads to the sitting room, where original exposed stone walls, vaulted ceilings and slate flooring preserve the building's character. A multi-fuel burner sits on a slate-tiled hearth, providing a focal point to the room. Double doors open onto the front sun patio, while further doors connect to the ground-floor bedroom, study and staircase to the first floor.

A separate staircase rises from the half-landing to a gallery overlooking the dining area, leading to the principal bedroom. Exposed timbers, bespoke oak doors and a dedicated dressing area complement the room's proportions. The ensuite shower room incorporates lifestyle lighting, while full-height windows frame elevated views across the surrounding countryside, with additional side glazing bringing in further natural light. Bedroom two is accessed from the sitting room and features exposed ceiling beams and slate flooring. The double bedroom has its own ensuite bathroom, providing private facilities for family members or guests.

The third double bedroom is located on the ground floor and also benefits from an ensuite shower room. Its position offers a practical alternative for those preferring ground-floor accommodation. Completing the layout, the separate study is currently used as a home office and houses the property's technology infrastructure. Depending on individual requirements, it could also provide additional sleeping accommodation, subject to suitability and any necessary consents.











































STEP OUTSIDE

Doors from both the kitchen/dining room and sitting room lead to a private, split-level terraced area arranged for outdoor dining and entertaining. Potted plants soften the paved setting, while bespoke handrails, handcrafted by a local blacksmith, provide a distinctive finishing detail. The terrace leads towards a useful carport, with the private driveway extending around to the rear, where the EV charging point is located.

Beyond the enclosed grounds surrounding the house, a gravelled driveway with double-gated access provides additional parking and space for vehicles associated with the smallholding.

The grounds also cater for practical rural living. A dog compound incorporates a kennel and run, with power, lighting and water connected. Adjacent grassed areas are currently maintained by the resident sheep. The enclosed vegetable garden includes a polytunnel, raised beds and established irrigation and watering systems, providing the infrastructure to grow fruit, vegetables and other home produce.

The equestrian yard is centred on a professionally constructed 20m x 40m ménage, finished with a sand and fibre surface and fitted with floodlighting for use beyond daylight hours. Positioned overlooking the arena, the five-box stable block has power and lighting to each stable, with water available in the first stable. Additional facilities comprise a separate secure tack room, feed store and log store. Double-gated access and the available yard space accommodate horseboxes and trailers. Beyond the yard, a garden area incorporates a static caravan, which may offer potential for alternative uses, subject to the relevant planning and other necessary consents. A surrounding coppice provides a natural boundary to this part of the property. A substantial workshop completes the immediate grounds. Its flexible space could suit hobbies, equipment storage or a home-based business, subject to any necessary permissions.

Further enhancing the appeal of Badgers Holt, available separately, situated just one-third of a mile away, are two flat, secure grazing fields extending to approximately 7.13 acres. Offering scope to expand the existing smallholding, the land benefits from planning permission for a stable block, yard, feed store and septic tank.









LOCATION

This home enjoys a rural position on the edge of the desirable village Pontdolgoch, a small village set among the rolling countryside of Mid Wales. Approximately two miles away by road, Caersws provides everyday amenities including two village shops, a petrol station, doctors' surgery, primary school, children's playground and public houses. The village railway station offers hourly services to Shrewsbury, providing a useful connection for onward travel.

The Welsh coast is approximately 30 miles away, making coastal visits accessible while retaining a countryside setting away from larger settlements. The location will appeal to buyers seeking a rural base with access to local services and transport links.







INFORMATION



Services: Mains electricity, supplemented by roof-mounted solar photovoltaic panels and battery storage. Private water supply from a shared spring. Private drainage to a shared septic tank.

Heating: LPG supplied from an underground bulk tank, with full wet underfloor heating. The hot water is also supplemented by excess electricity from the solar photovoltaic panels.

Council Tax: Band F

Directions: From our Welshpool Office, leave the town on the A483 and continue for approximately miles until you reach Newtown. Proceed through Newtown on the A489 towards Caersws and continue on this road for approximately 6 miles. Once at the level crossing, turn right signposted Caersws and proceed through the town for two miles into Pontdolgoch, proceed under the railway bridge and pass E George and Son on your left. Continue around the corner and you will see a bus stop on your left. Turn left here and at the fork in the road, keep right and continue on this road, without turning off, continue up the incline and the property will then be located on your left. If using What.3.Words ///path.spouting.stage

Agents note: Prospective purchasers should be advised that there is a right of access over the neighbouring properties driveway to access the workshop.

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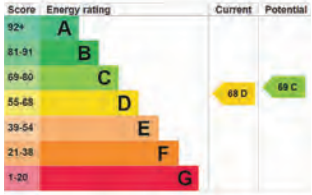
Asking price £650,000

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Badgers Holt, Pontdolgoch, Caersws, SY17

Approximate Area = 1090 sq ft / 101.3 sq m (excludes carport / stable / void)
Outbuildings = 1746 sq ft / 162.2 sq m
Total = 2836 sq ft / 263.5 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 McCartneys. REF: 1531152

The Property Ombudsman

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