



**Dolerfyl Llanerfyl, Welshpool, SY21 0EJ**

**Offers in the region of £350,000**



## Dolerfyl Llanerfyl, Welshpool, SY21 0EJ

Holters are delighted to present to the market Dolerfyl in Llanerfyl.

This attractive four bedroom period property makes an ideal family home, set within a peaceful village, offering generous accommodation, character features and a private rear garden in a lovely countryside setting.

- Lovely Detached Period Home
- Two Further Reception Rooms
- Two Brick Sheds
- Village Location
- Four Bedrooms
- Two Bathrooms & Downstairs WC
- Countryside Views
- Open Plan Kitchen / Dining Room with Adjoining Utility
- Enclosed Rear Garden
- Off Road Parking

### The Property

Dolerfyl is a substantial and characterful red brick village house, set in the centre of Llanerfyl and understood to have once served as the village post office. The current owners have invested considerable time and care in updating and improving the property, resulting in a warm and well-appointed family home with generous proportions, attractive views to the rear, and plenty of charm.

The front door opens into a welcoming entrance hall, with a snug or home office immediately to the left, a versatile room with its own electric fire that would work equally well as a playroom, hobby room or quiet workspace. Stairs rise from the hall, and to the right lies the open plan kitchen and dining space that forms the real heart of the home. The kitchen is well fitted with solid cabinetry, granite worktops and a matching backsplash, an integrated dishwasher and fridge, and space for a range cooker, flowing entirely into the dining room where the current owners have revealed a beautiful brick fireplace that adds real warmth and character. A bay window floods the dining area with light, and the whole space works brilliantly for family life and entertaining. Off the kitchen, a

well-fitted utility room with its own cabinetry, Belfast sink and integrated fridge freezer keeps the day-to-day practicalities neatly tucked away, along with a downstairs WC.

The sitting room is a large and inviting space, with a dramatic exposed brick chimney breast and log burner, and French windows opening directly onto the rear patio, ideal for summer evenings.

Upstairs, there are four bedrooms, three of which are generously sized doubles with good storage throughout, and all benefiting from lovely open views over the surrounding Montgomeryshire countryside. The family bathroom is a real highlight, a notably large room with a freestanding bath and plenty of space. A separate shower room serves the master bedroom.

Outside, the rear garden is a good size and beautifully private, with a paved patio directly off the sitting room, a well-kept lawn stretching back through established borders, and far-reaching views over open fields and hills that are simply stunning on a clear day. To the side of the house, a driveway provides off-road parking, and two brick outbuildings offer

excellent additional storage.

Dolerfyl is the kind of home that rewards a viewing, spacious, full of character, and in a setting that will leave a lasting impression.

### The Location

Llanerfyl is a small but particularly appealing village set within the Banwy Valley in the heart of Montgomeryshire, positioned along the A458 between Llanfair Caereinion and Llangadfan. Surrounded by rolling hills, river meadows and open farmland, it offers an attractive rural setting while retaining a strong sense of identity and community. The village has a settled, welcoming feel, centred around a well-used village hall that hosts a variety of regular events and activities throughout the year.

For families, Llanerfyl is a practical choice, with its own primary provision at Llanerfyl CIW Foundation School. Secondary education is available at Ysgol Bro Caereinion in Llanfair Caereinion, approximately five miles to the east.

Llanfair Caereinion itself provides day-to-day amenities and is home to the much-loved Welshpool and Llanfair Light Railway, a long-established



narrow-gauge line that remains a popular local attraction. A wider range of facilities can be found in Welshpool, around fifteen miles away, including supermarkets, healthcare services, leisure options and a mainline railway station with connections to Shrewsbury and beyond.

The surrounding countryside is a notable feature of the area, offering excellent opportunities for walking and cycling. The Banwy Valley is particularly scenic, with its mix of river landscapes and pastoral views, while the higher ground above the village opens out into moorland with far-reaching views across Mid Wales. For coastal trips, the beaches at Aberdyfi and Borth on Cardigan Bay are both within around an hour's drive, making them easily accessible for day trips.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band F

**Heating**

The property has the benefit of oil fired central heating.

**Services**

We are informed the property is connected to all mains services.

**Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

**Nearest Towns/Villages**

- Llanfair Caereinion - 5 miles
- Welshpool - 13 miles
- Newtown - 16 miles
- Machynlleth - 24 miles
- Dolgellau - 23 miles

**What3Words**

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**Referral Fees**

Holters routinely refers vendors and purchasers to providers of conveyancing and financial

services. Please see our website for more information.

**Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

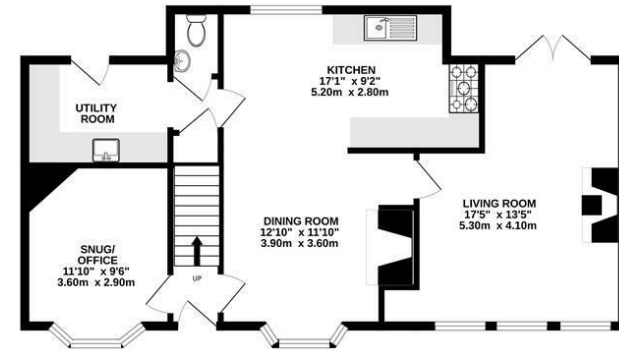
**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

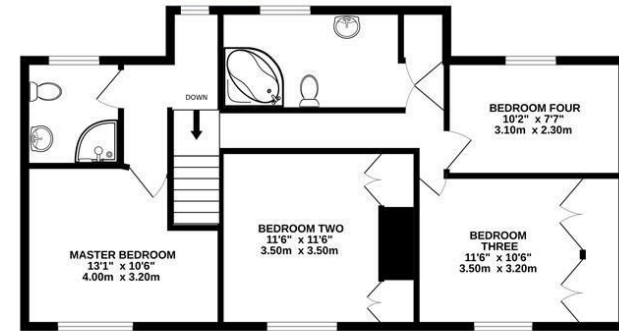
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GROUND FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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