



Holters

Local Agent, National Exposure

Foxes Pitch, Bryncoch, Caersws, SY17 5JH

Offers in the region of £480,000



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Fantastic Foxes Pitch

Three Bedrooms, Three Acres, 360° Views

- - Detached Country Home
- - Country Kitchen
- - Large Paddock
- - Lovely Views
- - Set in aprox. 3 Acres
- - Four Reception Rooms
- - Extensive Outbuildings
- - Three Double Bedrooms
- - Family Bathroom & Downstairs WC
- - Beautiful Garden

Key Features

- Detached Country Home
- Set in aprox. 3 Acres
- Three Double Bedrooms
- Country Kitchen
- Four Reception Rooms
- Family Bathroom & Downstairs WC
- Large Paddock
- Extensive Outbuildings
- Beautiful Garden
- Lovely Views

The Property

Foxes Pitch is a detached three-bedroom cottage occupying an elevated position on the edge of Caersws, set within approximately three acres and enjoying far-reaching views across the Mid Wales countryside to the hills beyond. Originally built in 1910 as two separate cottages, the property has been in the same ownership since 1997 and presents an opportunity to acquire a genuine smallholding with no onward chain.

The kitchen is well fitted with a range of wall and base units, tiled work surfaces, and a dual-fuel range-style cooker. The principal living room is an impressive, generously proportioned space with a beamed ceiling and an exposed brick fireplace housing a substantial wood-burning stove set on a slate hearth. Double doors open directly onto the front patio, making the most of the setting and views. Two further reception rooms provide

flexibility of use, both benefiting from the elevated outlook, while the sun room is a particularly bright space with windows to three aspects, exposed timber beams, and views across the garden and surrounding fields. A ground floor WC completes the layout, and there is clear scope for reconfiguration if desired.

Upstairs, all three bedrooms are doubles and take full advantage of the position, with front-facing windows framing long views across the valley towards the hills. The family bathroom serves the first floor. Subject to the necessary permissions, there is potential to rework the layout or extend to further enhance the accommodation and setting.

Externally, the property is particularly strong. Flagged patios wrap around the front and side, providing generous outdoor seating areas, with the front terrace enjoying especially open views across surrounding farmland. The grounds extend to around three acres, with a large paddock sweeping around the house, currently laid to grass and enclosed by hedging and fencing.

The outbuildings are a key feature, arranged around a yard and including a stable, garage, workshops with power and lighting, and a range of additional

stores and timber-clad buildings, providing substantial practical space. One is understood to be the original bakehouse serving the two cottages when first built, adding an extra layer of interest. There is ample parking, and the buildings offer flexibility for smallholding or equestrian use, workshop space, or potential conversion, subject to the necessary consents.

A characterful country property with history, land, extensive outbuildings and wide-reaching views, Foxes Pitch offers a versatile opportunity in a well-regarded Mid Wales setting, with the added benefit of no onward chain.

Agents Note

Since the 2025 EPC Inspection the current owner has had a new Worcester Boiler installed along with digital control panel

The Location

Caersws is a lively village with a strong sense of community and a surprising range of amenities for its size. The long-established Caersws Village Club acts as a local hub for social events, live music, and sports, while the village's two pubs, fish and chip shop, petrol station, butcher, post office, and convenience store cover most daily needs. There's also a well-equipped playground and a primary school, making it a practical spot for families.



The village has a proud footballing tradition, with Caersws FC being a long-standing part of the Welsh football scene and central to village life.

Caersws is well connected via its railway station on the Cambrian Line, with direct links to Newtown, Shrewsbury, Machynlleth, and the coast. Newtown, just 6 miles away, offers supermarkets, healthcare, a choice of secondary schools, and a further education college. Llanidloes is around 10 miles west and provides additional amenities, including a high school, independent shops, and a lively arts and food scene. For outdoor pursuits, Llyn Clywedog is within easy reach, offering walking trails, sailing, and fishing, while the beaches of Aberdyfi and Borth are just over an hour's drive away.

Heating
The property has oil fired central heating.

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

There is also a private water supply, if future owners wanted to explore this.

There is a private drainage system

Council Tax
Powys County Council - Band G

Tenure
We are informed the property is of freehold tenure.

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

What3Words
///newsreel.scoop.tinkle

Nearest Towns / Villages
Trefeglwys - 4 miles
Newtown - 6 miles
Llanidloes - 8 miles
Machynlleth - 22 miles
Shrewsbury - 37 miles

Referral Fees
Holters routinely refers vendors and purchasers

to providers of conveyancing and financial services. Please see our website for more information.

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.

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.

Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



