

Holters

Local Agent, National Exposure

**Brithdir Cottage Old Hall, Llanidloes, SY18 6NY**

**Offers in the region of £325,000**



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## Brithdir Cottage Old Hall, Llanidloes, SY18 6NY

Holters are delighted to present Brithdir Cottage.

A quiet lane, just one neighbour, and open views across the surrounding countryside.

A traditional Welsh cottage with genuine character, set in approximately one acre with stables, paddocks and direct access to Glyndwr's Way.

- Detached 19th Century Cottage
- Three Reception Rooms
- Versatile Land Currently arranged into 5 Paddocks
- Access to Glyndwr's Way
- Set in Approx 1 Acre
- Country Kitchen & Adjoining Utility / Boot Room
- Static Caravan
- Two Double Bedrooms
- Two Stables, Tack Room & Additional Outbuildings
- Lovely Views

### The Property

Tucked away at the end of a quiet lane shared with just one neighbouring converted barn, Brithdir Cottage sits in a wonderfully secluded position on the mountainside, surrounded by open countryside and far-reaching views across mid-Wales. Believed to date from at least the early nineteenth century, it is a property that will appeal to those seeking genuine peace, privacy, and a strong connection to the landscape.

The boot room provides a practical and welcoming entrance. Originally a prefabricated addition, it has been thoughtfully rebuilt by the current owners as a permanent structure, an early indication of the care and investment seen throughout the property. This leads into the kitchen, a generous and well-proportioned space fitted with a range cooker and ample room for both cooking and gathering.

Beyond, the sitting room forms the heart of the cottage, with exposed stone walls, original beams and a wood-burning stove set within a substantial inglenook fireplace. A traditional tiled floor further enhances the sense of age and character. The adjoining dining room, with its flagstone flooring and beam ceiling, continues this theme, and there is a consistent sense throughout the ground floor of a house that has evolved naturally over time.

At the front of the cottage, the conservatory offers a bright additional living space, with uninterrupted views across the surrounding countryside. It is a room that naturally draws you in throughout the day. The ground floor is

completed by a newly fitted bathroom, where a freestanding roll-top bath introduces a subtle note of refinement.

Upstairs are two double bedrooms, each with the characteristic sloping ceilings and exposed beams typical of a cottage of this age. Both enjoy open views across the hills and valleys of mid-Wales, making the setting a constant presence.

The current owners have invested significantly during their ownership. A full new heating system has been installed, the chimney repointed and lined, and the bathroom replaced. Solar panels have been added to help offset running costs, and a substantial retaining wall has been constructed along the rear bank, bringing structure to the sloping ground.

To the side of the cottage, a large paved patio creates a private and sheltered outdoor space, ideally positioned to take advantage of the views across the valley. It is a well-considered extension of the living space rather than an afterthought.

The land extends to approximately one acre and is divided into five paddocks, offering flexibility for livestock or equestrian use. For riders in particular, the location is exceptional: Glyndwr's Way passes directly along the top of the property, providing immediate access to miles of riding without the need to use a road.

The equestrian facilities are well executed. A substantial outbuilding provides a workshop and storage, with two adjoining stables and a

tack room, all set on a concrete base with power and water connected. A sand round pen has also been installed for schooling, positioned to make the most of the available space.

A static caravan within the grounds offers additional accommodation or storage, while a separate woodshed and workshop complete what is a highly functional and well-planned smallholding.

Properties offering this level of seclusion, just two homes at the end of a quiet lane, combined with established equestrian facilities, direct bridleway access and views of this quality are rare in mid-Wales. Brithdir Cottage presents a compelling and well-balanced opportunity.

### The Location

Brithdir Cottage is situated in the hamlet of Old Hall, a scattered rural community nestled into the hillside in the heart of mid-Wales, just a short drive from the market town of Llanidloes. It is the kind of place where the lanes are quiet, the neighbours are few and the landscape does the talking, with open hill, forestry and farmland stretching out in every direction.

The nearby town of Llanidloes, approximately three miles away, provides everything needed for day-to-day life and a great deal more besides. Rich in history, it is home to the iconic Market Hall, the oldest timber-framed market hall still in situ in Wales, and retains the kind of independent, community-spirited character that is increasingly rare in small Welsh market towns. Residents will find a dentist, medical centre, cottage hospital, primary school and secondary school with



both Welsh and English language streams, alongside a butcher, fishmonger, bakery, greengrocer, independent bookshop, artisanal boutiques, pubs, cafes and takeaways.

The town has a lively social calendar, with the annual Llanidloes Carnival each July a particular highlight. For those drawn to the outdoors, the surrounding area is exceptional. Llyn Clywedog, a 615-acre reservoir built on the headwaters of the River Severn, lies around four miles away, offering scenic walking and cycling routes as well as trout fishing through the local angling club. The Hafren Forest is around six miles distant, with waymarked trails leading to waterfalls and the source of the River Severn itself. Llanidloes also supports well-established cricket, football and rugby clubs, the latter playing host to the Heart of 7s, Wales' largest sports and music festival.

#### Agents Note

The neighbouring property is a converted barn which holds a right of access across this property to reach their holding. Prospective purchasers should make their own enquiries in relation to this.

#### Heating

The property has the benefit of air source heat pump central heating installed in 2023.

#### Services

We are informed the property has a private water source and private drainage system

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band E

#### What3Words

///dairy.reversed.butterfly

#### Nearest Towns/Villages

Llanidloes - 4 Miles

Staylitttle - 7 miles

Llangurig - 8 Miles

Newtown - 18 Miles

Machynlleth - 19 Miles

Aberystwyth - 27 Miles

#### 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.

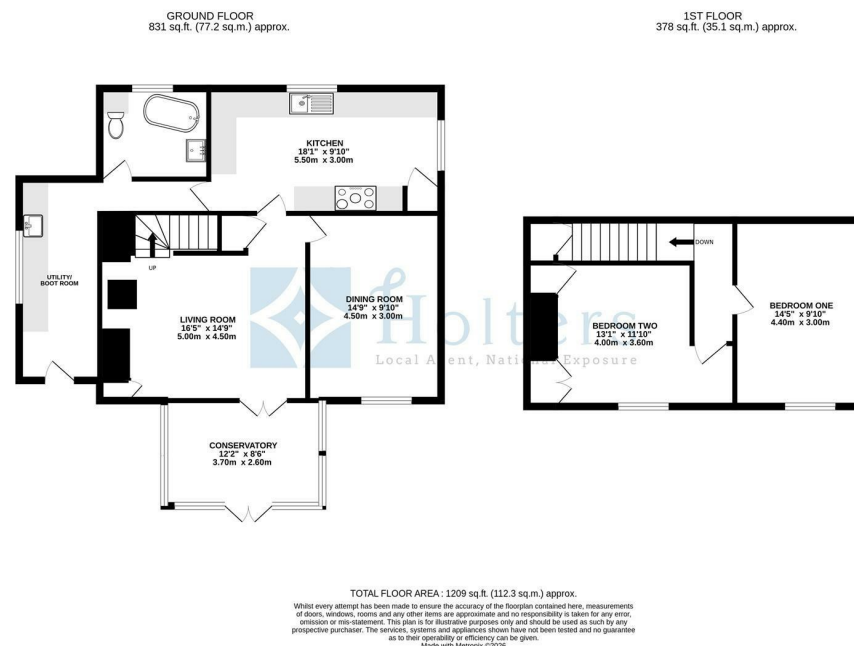
#### Money Laundering Regulations

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.

#### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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