

Holters

**Garn Cottage, Aberbechan, SY16 3AY**

**Offers in the region of £425,000**



Holters  
Local Agent, National Exposure

## Garn Cottage, Aberbechan, SY16 3AY

Each Peach, Pear, Plum...  
Dreaming of a cottage? This could be the one.

### Key Features

- Detached Period Cottage
- Three Double Bedrooms
- Country Kitchen, Living Room and Dining Room
- Downstairs Family Bathroom, Upstairs WC & Additional Utility Space
- Detached Annexe with One Bedroom Accommodation
- Ideal Holiday Let or Multigenerational Living Opportunity
- Beautiful Gardens - approx. 0.5 acre
- Far-Reaching Beautiful Views
- Ample Driveway Parking
- No Onward Chain

### The Property

Holters are delighted to present Garn Cottage, a late 19th-century cottage set in approximately half an acre in the peaceful hamlet of Aberbechan, just a couple of miles from Newtown. Visible on maps as far back as 1832, this is a property with real history and genuine soul, offered for sale with no ongoing chain by owners who have cared deeply for it since 2018.

You enter into the kitchen, a proper cottage kitchen with an Everhot range cooker set into a stone inglenook and exposed beams above. It flows through to the dining room, which retains a wealth of character with its exposed stone wall and beamed ceiling, with the staircase rising to the first floor. The sitting room lies beyond, with a log burner installed in 2018 and french windows. To the rear, the ground floor bedroom and family bathroom with bath, walk-in shower, wash basin and WC offer useful flexibility. The utility room is accessed from outside.

Upstairs there are two generous double bedrooms, both with vaulted beamed ceilings and plenty of character. There is also a large landing area currently used as a study, and the current owners have added an upstairs WC. The cottage enjoys lovely views across the valley,

with the rolling Montgomeryshire countryside stretching out beyond the garden.

Garn Lodge sits separately within the grounds. Built in the 1990s as a garage and converted in 2002, it offers self-contained one-bedroom accommodation on the ground floor. The open-plan kitchen and living space is bright and comfortable, with French doors opening directly onto the courtyard and the views beyond. The double bedroom has its own en-suite shower room. The first floor, currently used as an office and accessed from outside, is not connected to the ground floor accommodation but offers clear scope to link the two and create something more substantial. The current owners have run the lodge very successfully as an Airbnb, and it would work equally well for multigenerational living. Solar panels contribute to running costs. The lodge has its own council tax banding and EPC rating.

The gardens are truly beautiful. The current owners have landscaped and planted the grounds with real dedication since 2018, and what they have created across approximately half an acre is a genuine haven. A stream runs through the lower garden and cascades over a series of stone steps in a natural waterfall, with a small wooden bridge crossing to the terraced lawns and beds beyond. There are patios and seating areas throughout, all enjoying lovely open views across the valley. For those who love to grow, the kitchen garden and orchard are a real delight, with apple, apricot, peach, plum, cherry, vine, raspberry, gooseberry, tayberry, mulberry, blackberry, rhubarb and currants all established and ready to enjoy. A greenhouse and raised beds add to the appeal. Two sheds, the smaller of which has power and lighting, complete the picture.

A generous gravel driveway provides ample parking for both the cottage and the lodge.

Garn Cottage is a rare find. A period home full of charm, an income-generating annexe with proven Airbnb success, and gardens that have to be seen to be

believed, all set in an idyllic and peaceful spot with views that remind you exactly why people choose to live in Mid Wales. Whether you are looking for a family home with room for the wider family, a lifestyle property with an income stream, or simply somewhere truly special to put down roots, this property deserves to be seen. It is offered with no ongoing chain and early viewings are strongly recommended.

### The Location

Aberbechan is a small, peaceful hamlet set in the Severn Valley, tucked between the market town of Newtown and the historic town of Montgomery in the heart of Montgomeryshire. Taking its name from its position at the confluence of the Bechan Brook and the River Severn, it is a place of genuine rural character, with a landscape shaped by centuries of farming, milling, and life along the water.

The hamlet sits quietly within the community of Abermule with Llandyssil, and those looking for a more active village hub will find it close at hand in Abermule, just a short drive away, where there is a popular pub, community centre, and a good range of local amenities. The nearby village of Bettws Cedewain and the town of Newtown extend those options further still.

For those with an interest in history, Aberbechan rewards curiosity. Aberbechan Hall and the neighbouring Little Aberbechan, a 16th-century house and one of the oldest surviving dwellings in the area, speak to a long and layered past. The remnants of the Montgomery Canal's former wharf and kiln add further texture to the landscape, and the Aberbechan Dyke, an early medieval earthwork, runs close by. A Grade II listed stone bridge carrying the B4568 over the Bechan Brook is a handsome local landmark in its own right.

Families are well-served by the nearby primary school in Abermule, with secondary education available at Newtown High School, which offers both English and Welsh-medium streams. Newtown itself provides supermarkets, shops, medical facilities, restaurants, and

leisure options including Theatr Hafren, and is only around three miles away.

For commuters, the A483 provides direct links to Welshpool to the north and onward to Shrewsbury and the wider road network, while Newtown railway station on the Cambrian Line offers regular services east towards Shrewsbury and west to Machynlleth and the coast.

With the Shropshire Hills to the east and the Mid Wales coast within comfortable reach, Aberbechan offers a beautiful and well-connected base for those seeking a quieter way of life without sacrificing convenience.

### Heating

The property has oil fired central heating.

### Services

We are informed the property is connected to mains services and has a private drainage system.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Powys County Council - Band F

### Broadband

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

### What3Words

///bloom.outdoors.units

### Nearest Towns / Villages

Abermule - 2 miles

Bettws Cedewain - 2 miles

Newtown - 4 miles

Berriew - 7 miles

Welshpool - 11 miles

Shrewsbury - 30 miles

### Referral Fees

Holders 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 - Holders 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 Holders 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.



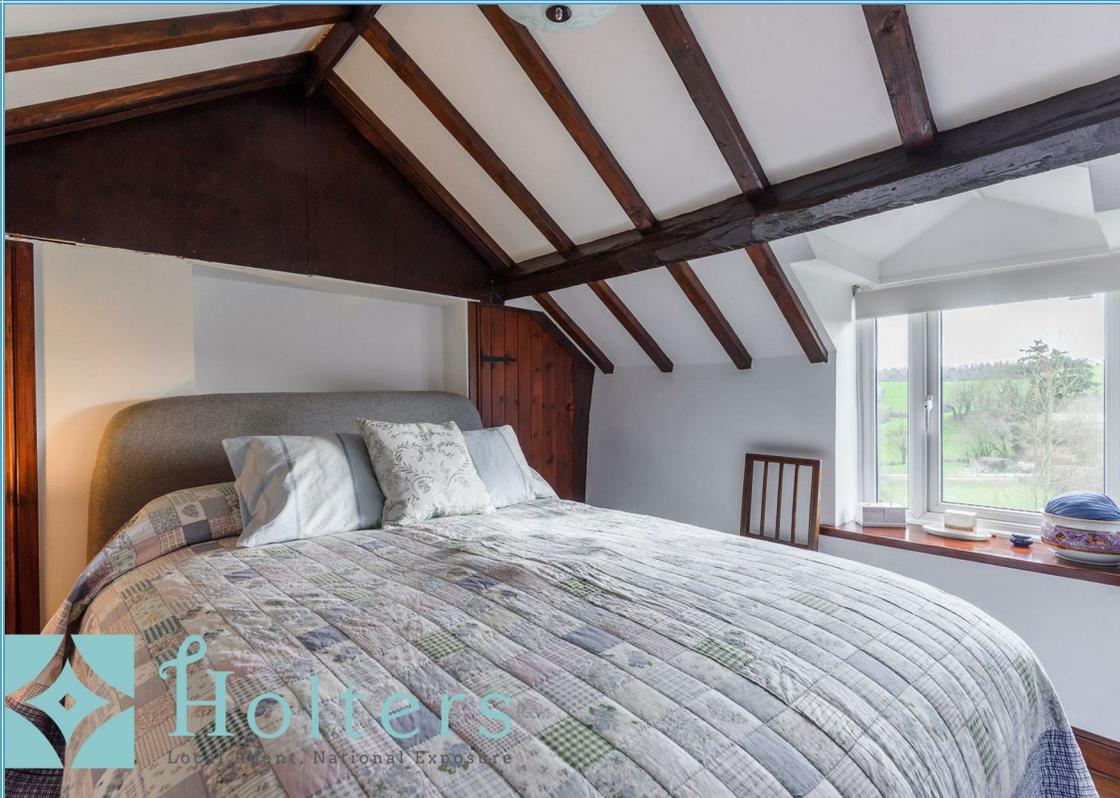
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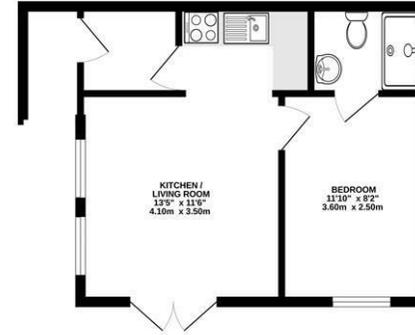


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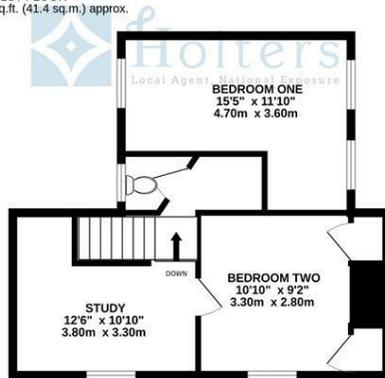
GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



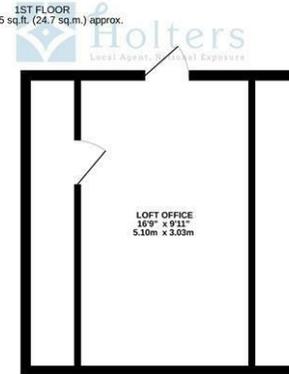
GROUND FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.  
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