



Holters

Local Agent, National Exposure

Old Tollgate, Dolfor, Newtown, Powys, SY16 4BN

Offers in the region of £350,000



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You do not need to pay to travel and view Old Tollgate, but you may well want to pay for the cottage once you have seen it. Available with no upward chain and set in approx. 1/3 of an acre, this detached house offers 3 double bedrooms, immaculate accommodation, character features, ample parking, distant views and a popular edge of village setting.

Key Features

- Detached Cottage
- 3 Double Bedrooms
- Immaculately Presented
- Character Features Throughout
- Available with No Upward Chain
- Good-Sized, West Facing Garden
- Ample Off Road Parking
- Distant Countryside Views
- Popular Village Location
- Approx. 3 Miles from Newtown

The Property

Old Tollgate sits on the edge of Dolfor, a friendly Mid Wales village surrounded by rolling countryside, yet only four miles from the bustling market town of Newtown. It's the kind of setting that offers both peace and convenience — village life and open views on your doorstep, with shops, schools, and services just minutes away.

Originally built around 1820 and used as a tollgate, with the front section once serving as a hayloft and stable, the property was extended and converted in the early 2000s to create the home you see today. The house was further updated by previous owners, blending modern comfort with traditional character.

Step inside and you'll find a practical layout over two floors. The ground floor includes a reception hall, utility, WC, and an open-plan kitchen and dining room fitted with wooden

worktops, a Belfast sink, and space for family meals. A stable door leads outside, while an archway opens into the living room — a welcoming space with exposed beams and feature fireplace.

Upstairs, a landing leads to three double bedrooms and the family bathroom. Bedroom one is accessed through an adjoining dressing area — an ideal walk-in wardrobe or, alternatively, the perfect nursery. All three bedrooms include built-in storage, while bedroom two features a fireplace. The bathroom is fitted with a roll-top bath and shower over.

The gardens extend to around a third of an acre and will appeal to anyone with green fingers. There are lawns, flowerbeds, mature shrubs, and specimen trees, as well as three sheds, two log stores, and a summer house. Gravelled areas provide seating and dining spots with countryside views, while a gated drive to the side offers parking for several vehicles.

Dolfor itself has a strong community spirit, centred around the village hall and The Dolfor Inn — both just a short walk away. A footpath close to the property leads straight onto open trails, giving easy access to the surrounding countryside.

Old Tollgate is offered with no upward

chain and is ready for its next chapter. Don't just admire it from the roadside — come and see for yourself what this rare village home has to offer.

The Location

Dolfor is a traditional Mid Wales village with deep rural roots and a welcoming community. Nestled among scenic hills and farmland, it retains the charm of a small countryside settlement while fostering an active social spirit. At its centre is the Dolfor Inn, a well-regarded country pub that has served locals and visitors for generations, alongside the village hall which regularly hosts community events, classes and social gatherings.

The village has a long history, with evidence of settlement in the surrounding area dating back centuries. Its name is thought to derive from the Welsh words dôl (meadow) and fôr (great), a fitting reflection of the wide, open landscapes that frame the village today. For those who enjoy walking, a network of footpaths radiates out from Dolfor, linking fields, valleys and ancient lanes, with far-reaching views across Mid Wales.

Although Dolfor is a quiet and picturesque place, it is by no means cut off. Regular bus services run to Newtown, ensuring easy access to



schools, shopping, leisure facilities and rail connections. The nearby road network also makes travelling further afield straightforward, with Shrewsbury, Chester and the West Midlands all within reach for work or leisure.

Life in Dolfor offers the best of both worlds: the character and charm of a traditional Welsh village, together with a sense of connection and community that continues to thrive today.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Heating

The property has 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 74MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Newtown – 3 miles
- Llanidloes – 16 miles
- Knighton – 17 miles
- Welshpool – 18 miles
- Llandrindod Wells – 21 miles
- Machynlleth – 30 miles
- Shrewsbury – 32 miles

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe 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

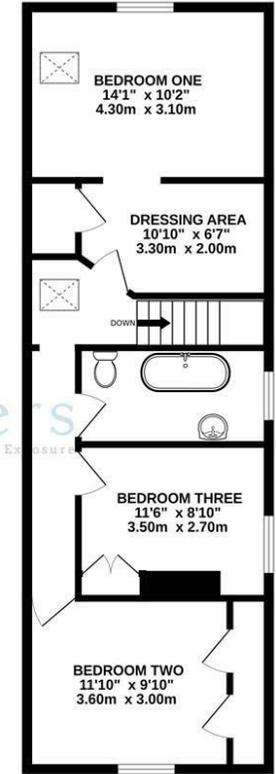
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 vendor 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.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.

1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.
While 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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