



Holters

Local Agent, National Exposure

Pen Y Coed, Llanwnnog, Caersws, SY17 5PA

Offers in the region of £650,000



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Holters are delighted to bring to market this fabulous four-bedroom period country home, set in around three acres with gardens, outbuildings, a paddock and far-reaching views. Pen-Y-Coed, translating as “top of the woods”, should certainly be at the top of your list to view.

Key Features

- Lovely, Detached Period Country Home
- Approx. 3 Acres
- Four Double Bedrooms
- Family Shower Room, En-Suite Bathroom & Downstairs Shower Room
- Country Kitchen with Adjoining Utility/Boot Room
- Beautiful Sitting Room with Log Burner & Period Features
- 3 Reception Rooms in All
- Wraparound Gardens with Stunning Views
- Multipurpose Outbuildings & Large Paddock
- Available with No Upward Chain

The Property

There are properties that make you pause, and Pen Y Coed is one of them. Set in a lovely elevated position in the heart of the Mid Wales countryside, this four-bedroom farmhouse has been transformed by its current owners into something truly special. Dating back to the early 1800s, the property has been lovingly and thoughtfully renovated since 2014, with no corner left untouched and no detail overlooked. Solid oak internal doors, carefully placed new windows to make the very most of the setting, and a standard of finish throughout that has to be seen to be appreciated. The result is a home that feels simultaneously rooted in its history and entirely ready for modern family life, offered to the market with no onward chain.

You enter the house through a large utility and boot room, a proper working entrance for a proper country home, with plenty of storage, space for coats and boots, and a downstairs shower room directly off it. From here a door leads through into the heart of the house.

The farmhouse kitchen is a lovely, generous room with exposed beams overhead, bags of character and just enough of a view from the sink to remind you exactly where you are. There is plenty of room for a table, and an archway leads through to the rest of the ground floor. The dining room sits to the left, currently used as a playroom, and is a good-sized characterful space with its own log burner and lovely views out over the Mid Wales countryside. The living room is beautifully proportioned and full of light, with a second log burner in a magnificent exposed brick inglenook. The beams throughout are wonderful, proper old timbers that quietly show the age of the building. Off the main staircase sits a further room, currently used as an office but would make a lovely snug or fifth bedroom.

Upstairs, the master bedroom suite is a genuine highlight. The owners created this space themselves, a large, light-filled double room with its own en suite bathroom with a bath, basin and WC, and a real sense of space and privacy. Three further double bedrooms are all a good size and full of that characteristic charm you hope for in a well-renovated period home, with bedroom three enjoying those same lovely far-reaching views. The main family bathroom is a lovely newly fitted space with a walk-in shower. Two staircases give the house a lovely natural flow, and storage throughout is tucked away and practical, as you would expect in a house of this age.

Outside, the wraparound gardens are laid mainly to lawn and enjoy lovely far-reaching views on all sides. A terrace off the rear of the house is a wonderful spot for sitting out, and the grounds as a whole feel private and generous without being unmanageable. The garden is fully enclosed and makes a lovely safe space for children and animals alike. A long private driveway sweeps in from the lane with heaps of parking for multiple vehicles.

The outbuildings are something else entirely. The principal barn is a handsome timber-clad building with a large solar array on the roof, and inside it houses a

workshop that any enthusiast would love. Set up with three-phase electrics and a mechanics pit, with a further connected workshop space alongside, the scope here is considerable. An open-fronted covered area to one side provides additional storage for timber and equipment. A further steel-framed outbuilding sits separately on the plot, and attached to the house itself is an older stone store, thought at one time to have been a pigsty, which adds yet more practical space.

The property also benefits from a solar panel system connected to a 10.2kW battery storage setup, providing an efficient and forward-thinking energy solution. An electric vehicle charge point is installed, adding further practicality for modern living.

The land is a real draw. The paddock extends away from the yard, fenced and gated, and ideal for a pony, chickens, or simply giving children the kind of space to roam that you only find in the countryside. A lovely wildlife pond sits at the far end, fringed with bulrushes and mature trees, its surface reflecting the sky and the hills beyond. There is a further area of woodland and rough ground rising behind the buildings, and the whole plot amounts to around three acres of genuinely lovely Mid Wales countryside.

Pen Y Coed is a special home, full of heart, beautifully finished and set in one of the nicest spots in Mid Wales. Homes like this are few and far between.

The Location

The picturesque Mid Wales village of Llanwnnog offers an appealing balance of rural peace and everyday convenience. Steeped in history, the village is home to St. Gwynnog's Church, a striking medieval building that has watched over the community for centuries.

Just over a mile away lies the larger village of Caersws, where residents can access a good range of local amenities. These include an English-medium primary school, GP surgery, convenience stores, a butcher, a fish and chip shop under new ownership, and a selection of

welcoming pubs, all contributing to a well-served village centre. For Welsh-medium primary education, Ysgol Dyffryn Trannon in nearby Trefeglwys is a popular choice. Secondary education is available locally in Llanidloes and Newtown.

Caersws also benefits from a busy village hall, hosting a variety of events including fitness classes, craft fairs, community groups and quiz nights. A well-equipped children’s playground adds to the area’s appeal for families.

Transport links are strong for a rural location. Caersws railway station, just a short drive away, sits on the Cambrian Line, offering direct services to Shrewsbury, Birmingham and the West Wales coast.

For those who enjoy the outdoors, the surrounding countryside provides extensive walking and cycling routes, along with open green spaces set against the backdrop of the Severn Valley.

The nearby village of Trefeglwys is also well served, with Arthur's restaurant and Jesse's bar, located on the same complex, offering a convenient option for dining or a relaxed drink.

Llanwnnog is a small village with a rich history, surrounded by attractive countryside and supported by the strong community networks of its neighbouring villages.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating & 2 log burners.

Solar Panels are installed on the roof of the barn connected to a 10.2kw battery storage system.

Services

We are informed the property is connected to mains services.

There is a private drainage system

Broadband

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

What3Words

///endlessly.boating.rewrites

Nearest Towns / Villages

Caersws - 2 miles

Newtown - 7 miles

Bettws Cedewain - 8 miles

Llanidloes - 11 miles

Shrewsbury - 37 miles

Aberystwyth - 40 miles

Council Tax

Powys County Council - Band F

Agents Note

Planning was granted in 2023 for "Siting of a holiday unit (hobit home)"

PCC Reference: 22/2177/FUL

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.

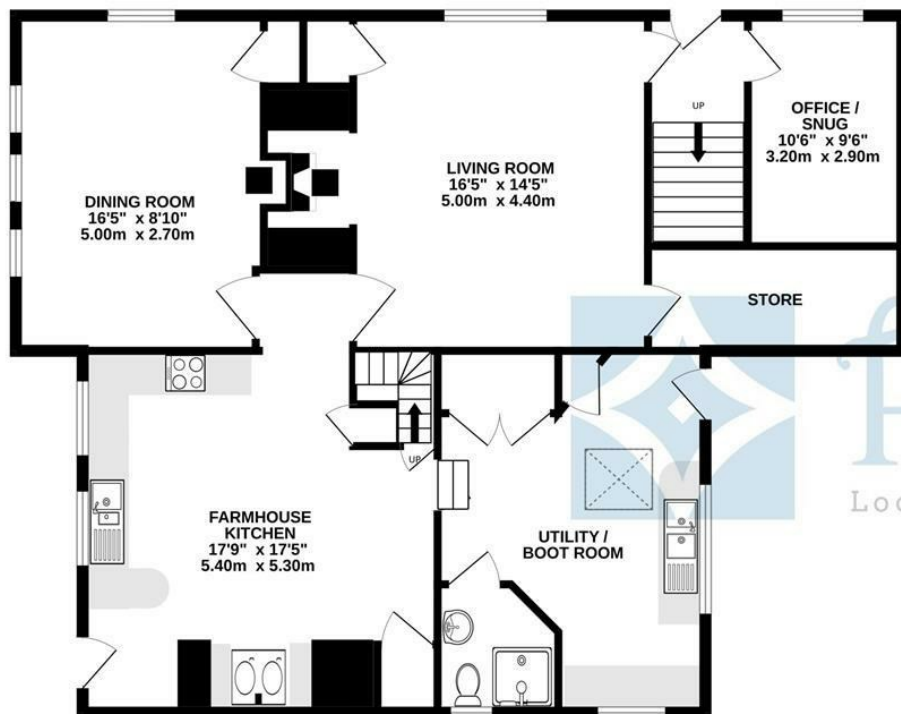
Consumer Protection

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.

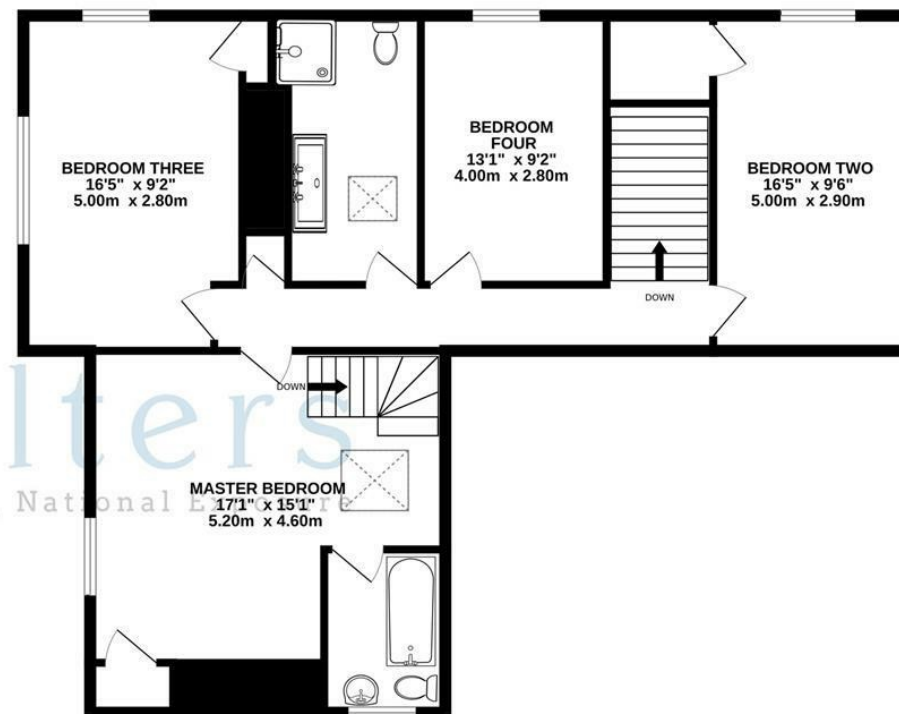




GROUND FLOOR



1ST FLOOR



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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