

**FOR SALE**

Offers in the region of £400,000

**Cwm Pica, Manafon, Welshpool, Powys, SY21 8QU**

Smallholding with around 4 acres. This lovely characterful cottage is situated in a rural location and is approached along a private track that crosses a ford. The accommodation comprises entrance hall, dining room, fitted kitchen, lounge, rear entrance hall/boot room, W.C., landing, three bedrooms and bathroom. The property has oil fired combination central heating, double glazing and offers stunning rural views. This property is offered for sale with no onward chain.





- Small holding with approximately 4 acres
- Lovely characterful three bed cottage situated in a rural location
- Stunning views along the valley
- Lawned garden with raised bed, Acer fruit trees and flower bed
- Private track with gated entrance to large gravelled parking and turning area
- No onward chain

UPVC double glazed entrance door leading into

## ENTRANCE HALL

Stairs off, fuse board, door to

## DINING ROOM

Quarry tiled flooring, double glazed window to front elevation with views across the valley, exposed ceiling beams, radiator, television point, thermostat heating control.

## KITCHEN

Fitted with a range of pine fronted wall and base units with glass fronted display cabinet, electric hob and oven, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, tiled splashbacks, extractor canopy, under unit lighting, quarry tiled floor, exposed ceiling beams, wine rack, under stairs storage cupboard, double glazed window to rear entrance hall.

## LOUNGE

Cast iron fire surround with timber mantelpiece, exposed wooden flooring, double glazed windows to both front and rear elevations, radiator, exposed ceiling beams.

## LANDING

Loft access.

## BEDROOM ONE

Double glazed window to front elevation with views across the valley, radiator, wardrobe recess.

## BEDROOM TWO

Double glazed window to front elevation with views across the valley, radiator.

## BEDROOM THREE

Double glazed fire escape window to rear elevation, radiator.

## BATHROOM

Refitted with original Victorian (fully renovated) claw foot roll tap bath, pedestal wash hand basin, low level W.C., walk in rainfall shower, frosted double glazed window to rear elevation, part tiled walls, airing cupboard, radiator.

## REAR ENTRANCE HALL

Double glazed access door, double glazed window to rear elevation.

## W.C.

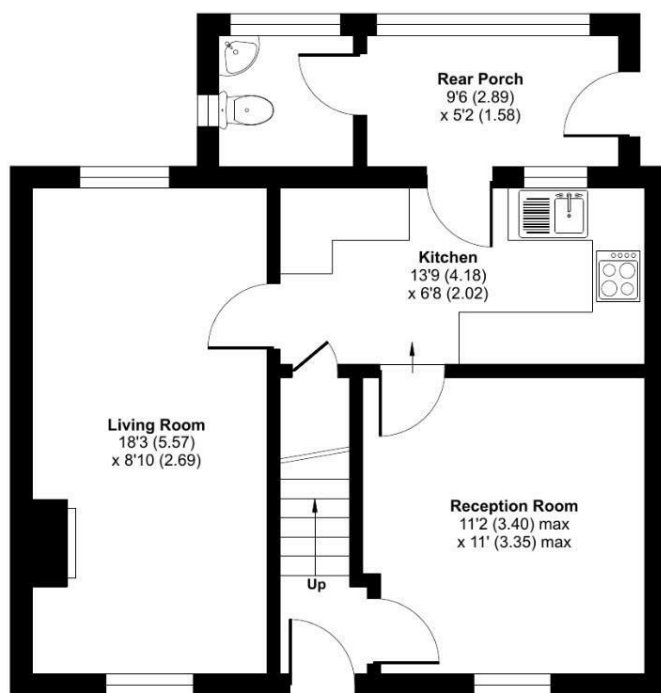
Low level W.C., corner wall mounted wash hand basin, Worcester oil fired combination boiler, double glazed windows to side and rear elevations.

## EXTERNALLY

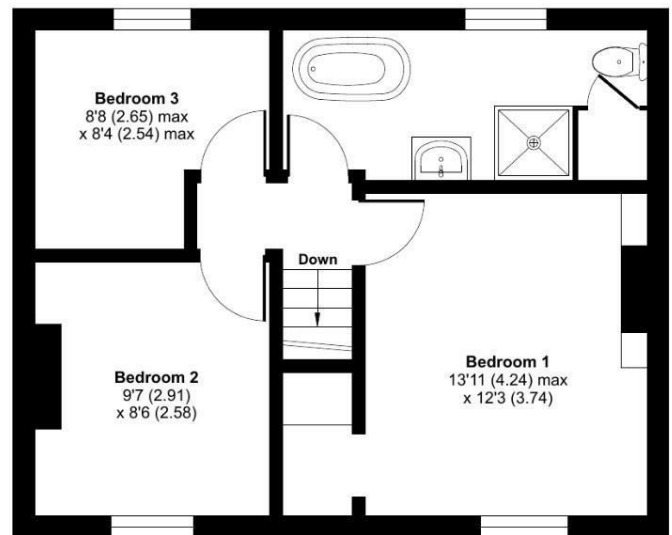
The property has gated entrance to large gravelled parking and turning area, gate to paddock, lawned garden to front of the property with raised bed, Acer fruit trees, flower bed, oil tank and courtesy light.



Approximate Area = 928 sq ft / 86.2 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1313287



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### AGENTS NOTES

The property has a septic tank and there is BT Fibreoptic available. This property is offered for sale with no onward chain.

#### SERVICES

Mains electricity, private water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

#### LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'E'

#### VIEWINGS

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)

#### DIRECTIONS

Postcode for the property is SY21 8QU

What3Words Reference is [tropic.skirt.idealist](https://www.what3words.com/tropic.skirt.idealist)

#### ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

#### WEBSITES

Please note all of our properties can be viewed on the following websites:  
[www.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

# H.M. LAND REGISTRY

WA 489425

MANANCE SURVEY

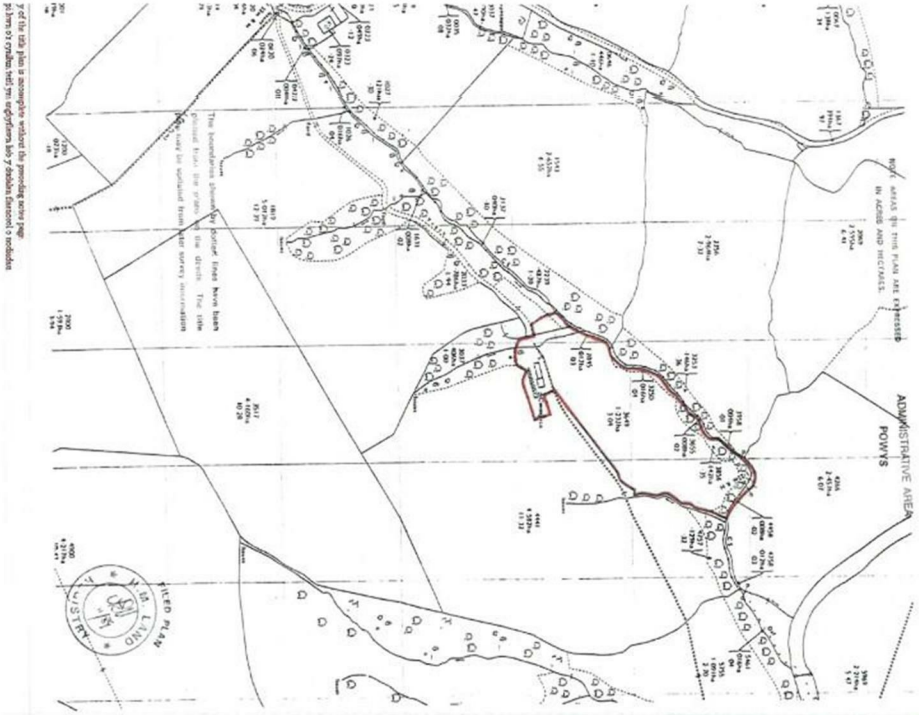
SJ 1202.

Scale  
1/200

PLAN REFERENCE

UNITS: METRES/FEET

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# FOR SALE

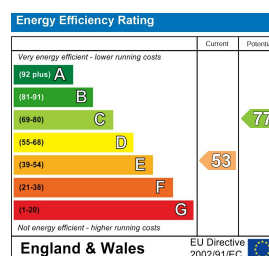
## Cwm Pica, Manafon, Welshpool, Powys, SY21 8QU



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



## 01938 555552

### Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)



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