

Abergarfan Isaf, Pantperthog

Machynlleth, Gwynedd, SY20 9RA

Offers in the region of: £575,000



A rare opportunity to acquire a charming, character cottage set within a peaceful rural location. The property is deceptively spacious benefiting from 4 bedrooms, all with views over the River Dulas, and a timber framed, fully glazed garden room offering an abundance of natural light. Outside, the property boasts a generous, well-loved garden, vibrant in colour and bustling with wildlife, with outbuildings to facilitate rural hobbies. With Woodland and Pastureland spanning nearly 22 acres, this charming smallholding offers endless possibilities for outdoor enjoyment and pursuits. A tranquil countryside retreat, the property offers not just a home, but lifestyle. Viewing is highly recommended.

The accommodation briefly comprises:

Boot Room (10'5 x 7'4) with full glazing to one side, fully glazed roof, exposed beam ceiling, ceramic tiled floor and step up to

Garden Room (16' x 11'8) with fully glazed units, French doors to garden seating area, 2 Velux skylights, ceramic tiled floor and wood store with external filling hatch. Door to

Utility Room (11' x 5'8) with quarry tiled floor, Velux rooflight, stainless steel sink unit, plumbing for automatic washing machine, space for appliances and built-in storage cupboards. Door to rear lobby and steps down to

Kitchen (14'1 x 10'7) with laminate flooring, one panelled wall, exposed beam ceiling. Range of base and wall cupboards to 2 walls, composite sink unit, double oven with 4 ring gas hob and radiator. Door to

Living Room (12'1 x 13'9) with exposed beam ceiling, Morso wood burning stove set on a slate hearth, 2 windows to front elevation and radiator. Steps up to

Rear Lobby with 2 Velux skylights, built-in cupboards, stairs off and door to

Rear Hallway/Kitchenette (22'5 x 5'10) with built-in cupboards, fold away sink, space for appliances 2 Velux windows. Doors to

Office (11' x 6'9) with Velux skylight, radiator, door and steps to

Front Entrance Lobby with quarry tiled floor and large storage cupboard.

- 22-acre smallholding
- Mixture of Woodland and Pastureland
- Mature, well-established gardens
- Views across River Dulas and Dyfi Valley
- Access to River Dulas
- 4 Bedroom character cottage
- Freehold
- EPC – E51. Expiry 01/06/2035



Bedroom 3 (11'6 x 11'7) with views over River Dulas and radiator.

Bedroom 4 (14'7 x 11'3) with 2 windows, dual aspect, 2 radiators.

Family Bathroom (14' x 6'1) with laminate flooring, WC, pedestal wash basin, panel bath, separate shower cubicle, Velux skylight and radiator.

First Floor:

Bedroom 1 (11'7 x 14'4) with 2 windows, dual aspect, Velux skylight, built-in wardrobe and radiator.

Bedroom 2 (6'9 x 8'3) with built-in wardrobe.

Bathroom (7' x 8'3) with exposed wooden floor, Velux skylight, cupboard housing combi boiler. Pedestal wash basin, WC, panel bath, separate shower cubicle and heated towel rail.

Outdoor management equipment available by separate negotiation.



OUTSIDE

The property is approached via a private driveway with parking for 2 vehicles immediately to the front of the property, further parking available in the garden. To the side of the property there is a generous garden which is well stocked and maintained, comprising of lawned areas with floral borders planted with perennials and low-lying shrubs, a vegetable garden and polytunnel (30' x 18') with raised beds. The garden includes two nature ponds which are bustling with wildlife and is interspersed with well kept mature trees and fruit trees. A hedged boundary encompasses the cultivated garden area separating it from the expanse of woodland beyond. Further to the polytunnel, there is also a garage, workshop, two garden sheds and a log store.

To the rear of the property, there is 16 acres (approx.) of native woodland, predominantly of Oak and Birch. There is an access track from the property to the woodland with an open area of pasture (not enclosed) and access to the private water supply. The woodland is well managed and has a definitive boundary fence. There is a public footpath that winds through the woods.

To the front of the property, across the road, there is 5 acres (approx.) of pastureland, currently let to a local farmer and used for livestock grazing. The field is bordered by the River Dulas and Afon Garfan and has access to both.

SERVICES

Mains Electricity. Private Water and Drainage. LPG central heating. Double glazed windows. Fibre Broadband to the property. N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band 'F'.

TENURE Freehold. Land Registry Number WA529642.

DIRECTIONS

From Machynlleth pass over the new Dyfi Bridge and follow the road for 1 mile and the property is on the left.

What3Words: either.conqueror.bucks

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

Flood Risk (Per NRW)

Flooding from Rivers – very low – risk less than 0.1%

Flooding from Sea – very low – risk less than 0.1%

Flooding from Surface Water and small watercourses – very low – risk less than 0.1%

Broadband and Mobile Signal

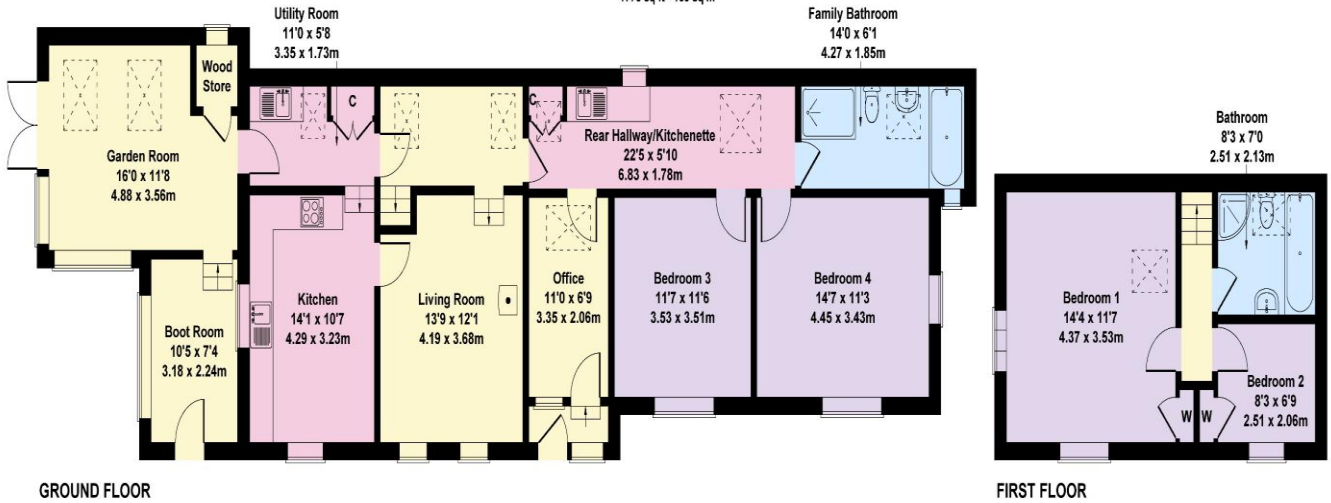
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>



FLOORPLAN

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Approximate Gross Internal Area
1773 sq ft - 165 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

