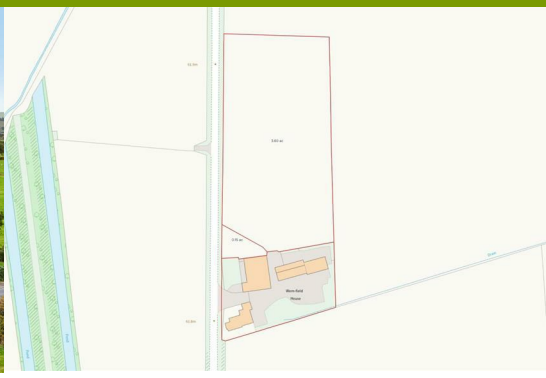


WERNFIELDS

POOL QUAY | WELSHPOOL | SY21 9LF







Planning Permission to operate HGV's from the property - This generously proportioned three bedroom bungalow sits in a plot of around four acres and is conveniently situated on the A483 between Welshpool and Oswestry. The property has a large hardstanding area and two steel portal barns, one timber framed barn, brick barns, and garage/workshop. The bungalow comprises entrance hall, W.C., lounge, kitchen/diner, dining room, master bedroom with en suite , two further double rooms and family bathroom.

Offers in the region of £700,000





2 3 2 G

- **Spacious Three-Bedroom Bungalow**
- **Sits In A Plot Of Around Four Acres Of Grazing Land**
- **Planning Permission for HGV Operations**
- **Extensive Commercial Facilities**
- **Highly Convenient Location**
- **Three Barns and Garage/Workshop**

SITUATION

The property occupies a convenient rural position at Pool Quay, north of Welshpool, with excellent access to the A483 providing direct links towards Welshpool, Oswestry and the wider road network. The location offers a combination of countryside surroundings and excellent accessibility, making it particularly well suited to both residential and commercial requirements.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

ACCOMMODATION

A spacious and well-presented bungalow offering generous accommodation and attractive farmland views.

The property is approached via a glazed entrance door, opening into a welcoming galleried landing. The landing provides access to a ground-floor W.C. and useful under-stairs storage.

The impressive kitchen/breakfast room is fitted with a comprehensive range of wall and base units, complemented by an electric hob and oven. There is plumbing and space for both a washing machine and dishwasher, together with a built-in larder providing excellent additional storage.

The dining room enjoys pleasant views across the adjoining farmland and features an attractive archway leading through to the lounge, creating a natural flow between the two reception areas.

The dual-aspect lounge is a particularly appealing feature of the property, benefiting from an abundance of natural light, far-reaching farmland views and a characterful stove, creating a warm and inviting focal point for the room.

The dual-aspect principal bedroom is a generous and light-filled room, enjoying attractive views and benefitting from a range of built-in storage cupboards. The bedroom is complemented by a well-appointed en-suite shower room, featuring a spacious double shower.

There are two further double bedrooms, providing versatile accommodation for family, guests or home working.

Completing the accommodation is the family bathroom, conveniently positioned to serve the additional bedrooms.





EXTERNALLY

The property is set within a four-acre plot, offering an exceptional combination of space, privacy and versatility

The grounds include a substantial brick-built barn, together with two open-fronted steel portal barns and a timber framed barn, providing extensive storage, workshop, garaging and potential for a variety of uses, subject to any necessary consents.

A large hardstanding area provides ample space for vehicles, machinery and additional parking, making the property particularly well suited to those requiring substantial outdoor working or storage areas.

Situated directly on the A483, the property benefits from convenient access to the wider road network, making it well placed for both local and longer-distance travel.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity, water, private drainage, and gas 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 'G'

DIRECTIONS

Postcode for the property is SY21 9LF

What3Words Reference is ///zest.autumn.fishery - CHECK

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

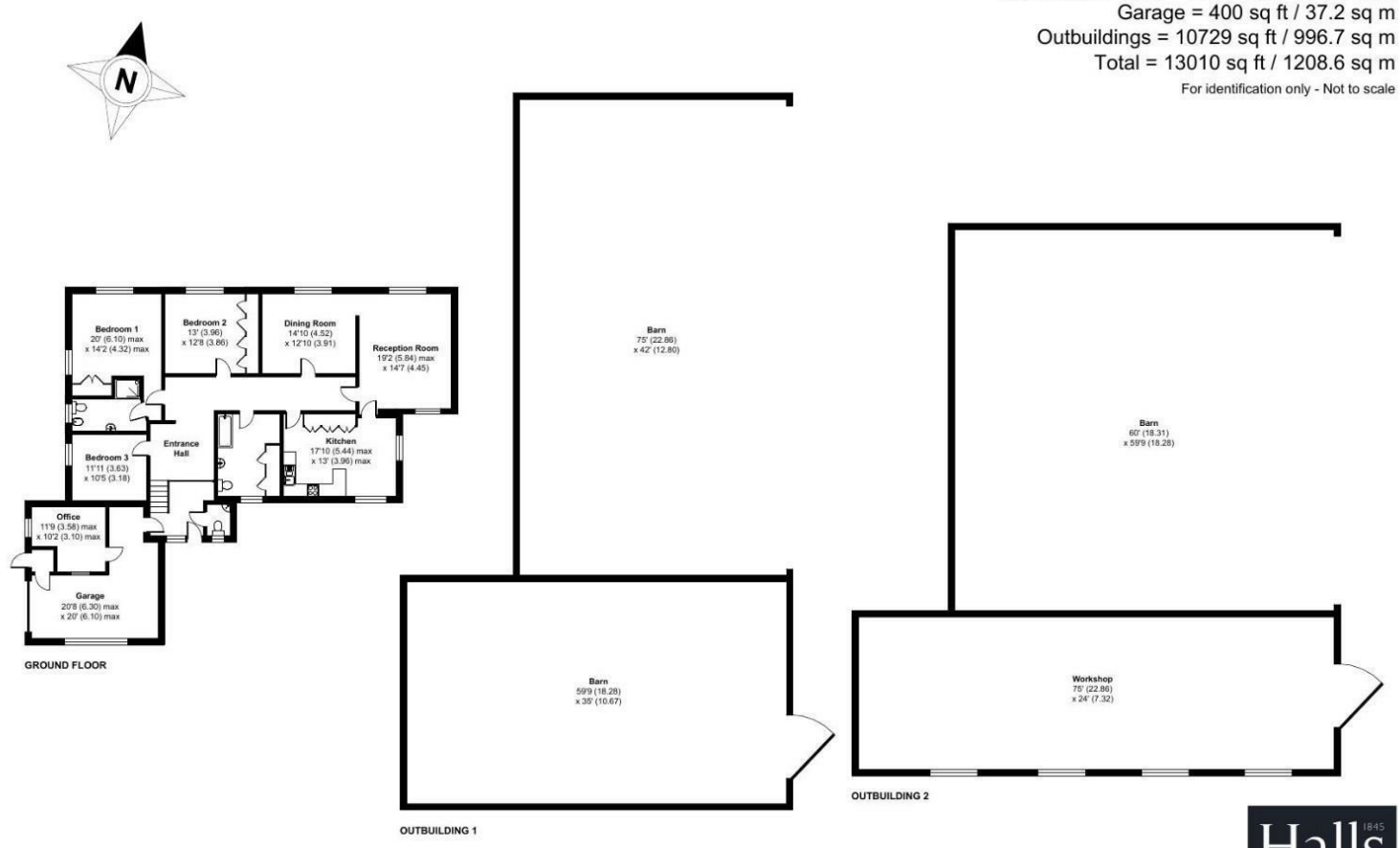
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach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

The charge for these checks is £36 (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.

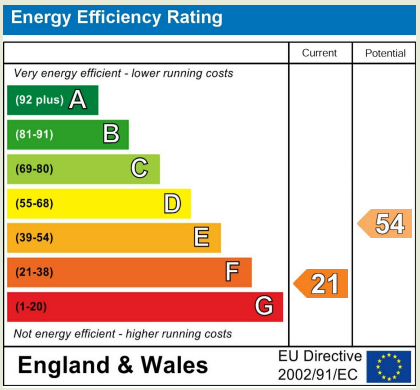
WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1881 sq ft / 174.7 sq m
Garage = 400 sq ft / 37.2 sq m
Outbuildings = 10729 sq ft / 996.7 sq m
Total = 13010 sq ft / 1208.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1528769



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.