

Ty Bedw, Maes y Rhiw, Berriew, Welshpool, SY21 8PL

£675,000

A striking, individually designed 4-bed detached house in the sought-after village of Berriew, with direct frontage onto the River Rhiw. Extremely high specification and due for completion start of 2026 — a rare blend of luxury and location.



A truly exceptional opportunity to purchase a stunning, newly built 4-bedroom home in the sought-after village of Berriew, nestled in the heart of Mid-Wales. Quietly tucked away, this beautifully designed property combines timeless elegance, expert craftsmanship, and modern individuality. With completion anticipated at the start of 2026, early reservation offers a unique chance to personalise the internal specification—allowing you to choose your preferred kitchen, bathrooms, flooring, and other key finishes to reflect your own style and taste.

Designed with both comfort and functionality in mind, the home will feature four generous double bedrooms and three high-quality bathrooms, perfectly balancing luxury and practicality. Outside, the charm continues with a private rear garden and enviable river frontage onto the picturesque River Rhiw. Elevated well above any flood risk, the property enjoys inspiring views of the water and the iconic Salmon Leap—ideal for peaceful living in a natural setting.

Opportunities to shape a home of this calibre are rare. Built by Dastpech Ltd, a respected family-run developer based in Welshpool, this is your chance to be part of something truly special. This highly desirable location, whilst deceptively secluded, is part of a thriving village community and a wealth of clubs and amenities. This includes a primary school and Church and the much-admired Andrew Logan Museum of Sculpture, as well as many recreational facilities such as a tennis club, football club and bowling green. The village benefits from several award-winning shops and a traditional village pub all within walking distance. Also, the iconic and picturesque Montgomery Canal is just a short distance from the centre of the village.

The village of Berriew is conveniently situated, just 5 miles from Welshpool and 9 miles from Newtown - both providing a broader range of shopping options as well as the magnificent Powys Castle. The charming, county town of Montgomery is just four miles away and furthermore the historic town of Shrewsbury is within comfortable commuting distance. You can take advantage of excellent transport links to reach airports such as Birmingham, Liverpool and Manchester. Don't miss your chance to own a home that blends luxury, location, and lifestyle.

**ENTRANCE PORCH**

**ENTRANCE HALL**

Engineered Oak flooring. Staircase to first floor – oak hand rail and spindles.

**CLOAKROOM**

Window to the side and tiled floor.

**UTILITY ROOM**

With window to the front and door to the side. To include:  
Painted furniture  
Space for Washing Machine/ Tumble drier  
Laminate worktops  
Stainless steel sink with chrome tap  
Tiled floor.

**STUDY**

Window to the front. Engineered oak floor.

**LIVING ROOM**

A spacious dual aspect room with 2 windows to the side and bay window to the rear with views towards the river.

**KITCHEN/DINING ROOM**

Dual aspect with windows to the side and to the with views towards the River Rhiw. Opening to the dining area with double doors to the rear patio and gardens leading down to the River. The kitchen area will be fitted with high quality units and integrated appliances. Kitchen design to be confirmed but provisionally:  
Painted furniture  
Granite worktops with granite upstand and splashback behind Range - no wall tiles  
Belfast sink and Chrome tap  
Range cooker  
Chimney cooker hood  
Integrated dishwasher  
Integrated fridge/freezer  
Wall mounted integrated microwave  
Tiled floor

**FIRST FLOOR LANDING**

Doors leading out to a balcony with views over the River Rhiw.

**BEDROOM 1**

Window to the rear with views towards the River Rhiw. Door to:

**EN SUITE SHOWER ROOM**

To include:  
Close coupled WC, wash basin and heated towel rail  
Separate shower cubicle  
Tiled floor

**BEDROOM 2**

Window to the front aspect and door to:

**EN SUITE SHOWER ROOM**

To include:  
Close coupled WC, wash basin and heated towel rail  
Separate shower cubicle  
Tiled floor

**BEDROOM 3**

Window to the rear with views towards the River Rhiw.

**BEDROOM 4**

Window to the front aspect.

**FAMILY BATHROOM**

To be fitted with quality sanitaryware to include:  
Close coupled WC, wash basin and heated towel rail  
Bath and separate shower cubicle  
Tiled floor

**OUTSIDE**

**GARAGE**

Detached garage with remote control up-and over door, plus personnel door.

**GARDENS**

To the front- Block paved carparking area with gravel driveway to manually operated wooden gate. To the rear- Basic landscaping to existing contours, maintaining existing grass and leading down to the lower level which abuts the beautiful River Rhiw. Gravel paths to perimeter of building

**GENERAL NOTES**

**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that there will be mains electric, water and drainage. Air Source Heat Pump and solar panels. We would recommend this is verified during pre-contract enquiries.

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk.

Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

We understand the council tax band is TBC. We would recommend this is confirmed during pre-contact enquiries.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**RESERVATION FEE**

£1000 non returnable reservation fee.

**FURTHER INFORMATION**

Flooring to be prepared for carpeting unless specified above.

Oak internal doors

Painted skirtings and architraves.

Anthracite UPVC windows and external doors with coordinated facias and trims

Coordinated stone window sills

Air source heat-pump mounted externally for central heating and hot water.

Auxiliary Solar Panels mounted on the roof with provision for battery storage.

Broadband ready for installation by chosen provider

Mobile service available in Berriew depending on provider

The square footage of the house is 2500ft/230m



**Local Authority:** Powys County Council

**Council Tax Band:** TBC

**EPC Rating:** TBC

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

### Directions:

WHAT3WORDS: acute.existence.extent Leave Welshpool and proceed South on the A483 for approximately 2.8 miles, turning right onto the B4390 signposted Berriew. On entering the village, proceed around the first right hand bend and take the first left into Maes-Y-Rhiw and the property will be found at the end of the cul de sac in front of you.

### Viewing arrangements

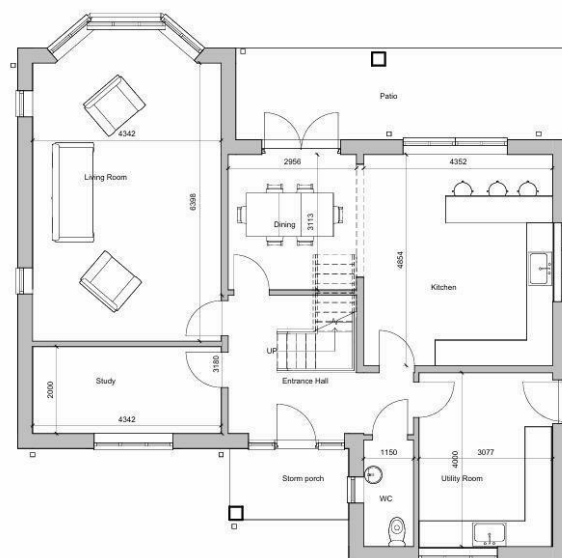
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



1 Ground Floor  
1 : 50



2 First Floor  
1 : 50

Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.