





Pensarn, Llansantffraid, SY22 6TH

£340,000

This 4 bedroom detached stone cottage is in need of total renovation. Sat on a plot of approx 2.5 acres including a separate paddock. Having planning permission for a new house. **CASH BUYERS ONLY.**



**HOUSE**

This stone cottage dates back to circa 1900 and is in need of renovation and updating. Set within approx 2.5 acres of ground including a paddock. There are a number of outbuildings and garages.

**ENTRANCE**

With uPVC front door and side screen to:

**ENTRANCE PORCH**

With uPVC glazing and wood and glazed door to:

**LIVING ROOM**

Quarry tiled floor, brick fireplace, exposed beams and window to the front with countryside views.

**SITTING ROOM**

Dual aspect with uPVC window to the front with countryside views and 2 uPVC windows to the rear, feature iglenook fireplace with wooden beam, exposed beams and door and staircase to the first floor.

**KITCHEN**

Quarry tiled floor, exposed beams, uPVC window to the rear and doorway to:

**UTILITY**

Quarry tiled floor, airing cupboard with tank and slatted shelving, exposed beams, window to front with countryside views.

**LEAN TO**

Divided into 3 rooms. In need of attention.

**FIRST FLOOR LANDING**

Hatch to loft and 3 uPVC windows to the front with countryside views.

**BEDROOM 4**

Exposed beams, windows to front and rear with countryside views, fireplace.

**BEDROOM 2**

With uPVC window to the rear.

**BEDROOM 3**

With uPVC window to the rear.

**BEDROOM 1**

With uPVC window to the rear.

**BATHROOM**

Heated towel rail and uPVC window to the front.

**OUTSIDE**

There are a number of garages and outbuildings. Sat on a plot of approximately 2.5 acres including a separate paddock which can be accessed from the gardens or a separate access up the lane. There is a brook that runs along the left hand boundary.

**PLANNING PERMISSION**

Planning permission 24/1438/FUL was granted in June 2025 for demolition of the existing house and outbuildings, construction of new house, refurbishment of outbuilding, formation of new access, replacement sewage treatment plant and all associated works. (The imagery and drawings of the replacement house are artist's impressions and not to scale.)

**LOCATION**

Situated in a rural location and surrounded by open countryside and woodland, Welshpool, Oswestry and Llanfyllin are all within 10 miles and offer a good range of shops, doctors, dentist and schooling.

**GENERAL NOTES****TENURE**

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

**SERVICES**

We are advised that mains electric is connected. Septic tank drainage. Water via a borehole. We understand the Broadband Download Speed is: Standard 3 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**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 AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

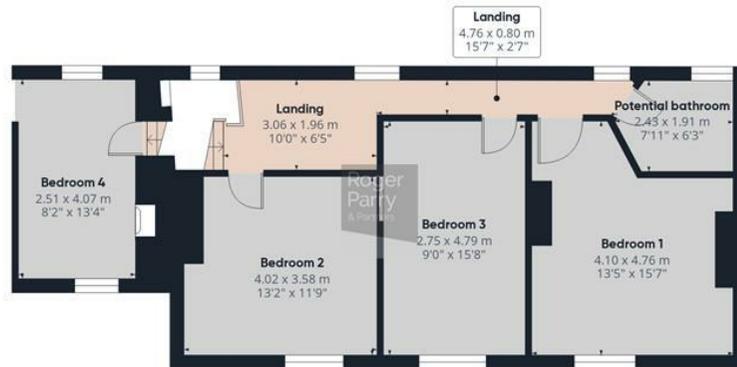
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to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

---

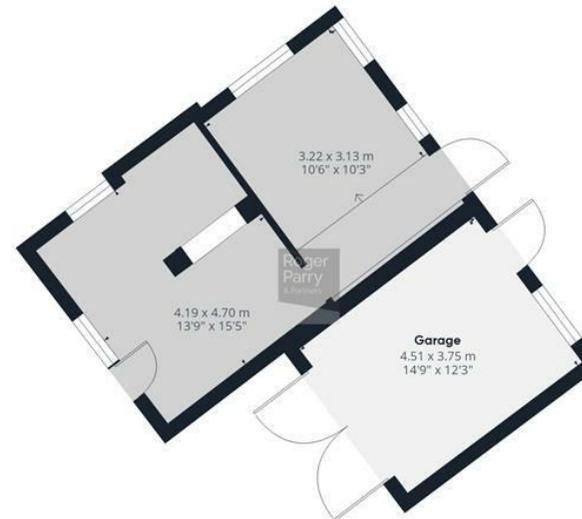
## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

192.7 m<sup>2</sup>  
2074 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** F

**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:

From either Welshpool or Oswestry via the B4393, take the turning for Deytheur and continue along the lane for approx 1.5 miles before taking the right turning signposted Trefnanney. Continue for approx 1.5 miles and the property can be found on the left hand side. What3 words: dreamer.polygraph.announce

### Viewing arrangements

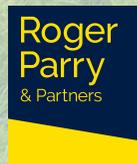
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

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

01938 554499



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 a 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.