



£349,500 Guide Price

Malt House Cottage, Llandyssil, Montgomery

Cottage | 3 Bedrooms | 2 Bathrooms

01743 213 511

*Grantham*  
ESTATES

[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)





# Step Inside

---

## Key Features

- No Onward Chain
- Character Features
- Brook with Footbridge in Garden
- Large Workshop
- Downstairs Shower Room
- 18th-century Welsh stone and slate construction
- Complete new roof (2025)
- Recent redecoration and new carpets throughout

## Property Description

A delightful 18th-century traditional Welsh stone and slate cottage, a true "Escape to the Country" experience. This unique property, benefiting from a complete new roof fitted in 2025, offers a picturesque wrap-around garden with a charming brook meandering through its plot.

## Main Particulars

Nestled in a serene valley in Llandyssil, a short drive from the market town of Montgomery, Malt House Cottage presents a delightful 18th-century traditional Welsh stone and slate detached cottage, a true "Escape to the Country" experience. This unique property, benefiting from a complete new roof fitted in 2025, offers a picturesque wrap-around garden with the charming Llandyssil brook meandering through its plot, all surrounded by beautiful natural countryside. The property, although situated in a very private and secluded spot, still has neighbours located close by.

Internally, the cottage boasts 2/3 bedrooms, a downstairs shower room, a conservatory, and a large workshop, all enhanced by double-glazing and oil-fired central heating. Entering via the driveway, a utility area leads to a modern downstairs shower room with a corner cubicle, WC, and hand basin. The area flows seamlessly into a country-style kitchen. This space features tiled floors, fitted wall and base units with laminate work surfaces, an electric hob with extractor, an electric oven, a dishwasher, and a stainless steel sink drainer, complemented by exposed ceiling beams and double-glazed windows. A door opens to the inviting lounge, featuring new fitted carpets, an inglenook fireplace with a slate hearth and wood-burning stove, a staircase, a door to the front, and a double-glazed window. A door from the lounge also leads to the conservatory and a versatile second reception room/bedroom three, with a cupboard under the stairs housing the Worcester oil-fired boiler. This reception room/bedroom three, measuring 3.65m x 2.76m, offers new fitted carpet, double-glazed windows to the front and rear, exposed beams, and a radiator. The conservatory, a beautiful double-glazed space, provides panoramic views of the brook and gardens, with French doors and a radiator.

Ascending the staircase, the first-floor landing, with its new fitted carpet, heating timer controls, and exposed beams, leads to two bedrooms, both with new fitted carpets and double-glazed windows overlooking the front garden. The bathroom features a three-piece suite with a bath, electric shower, pedestal sink, and WC, along with an airing cupboard and a frosted double-glazed window.

Externally, Malt House Cottage occupies approximately 0.2 acres of gardens, accessed via a private driveway (with right of access) leading to off-road parking. The wrap-around garden includes lawned areas, stocked borders, a slated seating area overlooking the brook, a rear garden, a shed, an outside brick building providing useful outside storage, and a screened oil tank. A pedestrian footbridge crosses the brook, and a large link-detached timber workshop provides power and lighting.

This character property is perfect for multi-generational living or accommodating elderly residents, thanks to its versatile layout. The spacious second reception room offers the flexibility to be used as a third downstairs bedroom, providing comfort and convenience for those who prefer to avoid stairs. With a well-appointed downstairs shower room nearby, this setup ensures ease of access and practicality, making it an ideal solution for extended family members or guests needing their own space while maintaining a sense of togetherness within the home.

Lounge | Kitchen | Utility | Downstairs shower room | Dining room/Bedroom 3 | Conservatory | Two Bedrooms | Bathroom | Workshop

Montgomery 2 miles, Welshpool 9 miles, Shrewsbury 26 miles

Council Tax Band: E (Powys County Council)

Tenure: Freehold  
Parking options: Driveway  
Garden details: Private Garden  
Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Septic Tank

**Utility** w: 2.03m x l: 1.86m (w: 6' 8" x l: 6' 1")

A light space with frosted double-glazed entrance door with side windows, tiled floor, wall and floor units with space and plumbing for washing machine, radiator and loft access.

**Ground Floor Shower Room** w: 1.86m x l: 1.53m (w: 6' 1" x l: 5')

Tiled floor with walk in corner shower, low level W.C., pedestal sink, shaver light, tiled splashbacks and frosted double-glazed window to rear elevation.

**Kitchen** w: 3.65m x l: 3m (w: 12' x l: 9' 10")

Tiled floor with range of fitted wall and base units with laminate work surfaces, electric hob, with extractor fan over, electric oven, dishwasher, stainless steel sink drainer unit, double-glazed windows to front and rear, exposed beam to ceiling. Door leading through to:

**Lounge** w: 3.83m x l: 3.65m (w: 12' 7" x l: 12')

Fitted cream carpets, inglenook fireplace with slate hearth and wood burning stove, radiator, staircase, door to front, double-glazed window to front elevation. Door to conservatory and reception room/bedroom three. Cupboard under the stairs housing Worcester oil fired boiler. Doors leading through to conservatory and reception room/bedroom three.

**Reception Room/Bedroom 3** w: 3.65m x l: 2.76m (w: 12' x l: 9' 1")

Fitted cream carpet, double-glazed windows to front and rear, exposed beams, radiator.

**Conservatory** w: 4.39m x l: 2.09m (w: 14' 5" x l: 6' 10")

A beautiful double-glazed conservatory offering views to three elevations, overlooking the brook and gardens and providing a very relaxing space. Double-glazed French doors, radiator, two wall lights.

**Landing** w: 3.58m x l: 1.58m (w: 11' 9" x l: 5' 2")

Fitted cream carpet, double-glazed window, heating timer controls and exposed beam.

**Bedroom 1** w: 3.65m x l: 2.76m (w: 12' x l: 9' 1")

Fitted cream carpet, double-glazed window to the front elevation, radiator.

**Bedroom 2** w: 3.65m x l: 3.53m (w: 12' x l: 11' 7")

Fitted cream carpe, double-glazed window to the front elevation, radiator.

**Bathroom**

w: 2.61m x l: 1.97m (w: 8' 7" x l: 6' 6")

Fitted with a three piece suite comprising bath with electric shower over and screen, pedestal sink, low level W.C., airing cupboard housing water tank, frosted double-glazed window to the front elevation.

**Workshop** w: 4.46m x l: 2.88m (w: 14' 8" x l: 9' 5")

Wooden framed workshop with double-glazed windows to rear elevation, with power, light and water.

### **Outside**

Malt House Cottage has a lovely rural location and is situated within approximately 0.23 Acres of garden, with the pretty Llandyssil brook running through the garden with a footbridge over the stream.

The property is approached along a private driveway, owned by the neighbouring property, over which the property has a right of access, leading to off road parking. A wrap around garden provides lawned area, screened oil tank, stocked borders offering a high degree of privacy, slated seating area overlooking the brook and rear garden, vegetable and fruit beds, a pedestrian footbridge providing access to the opposite side of the brook, shed and outside brick building, historically an outside toilet, providing useful outside storage.

### **Services**

Mains water, private drainage, oil fired central heating.





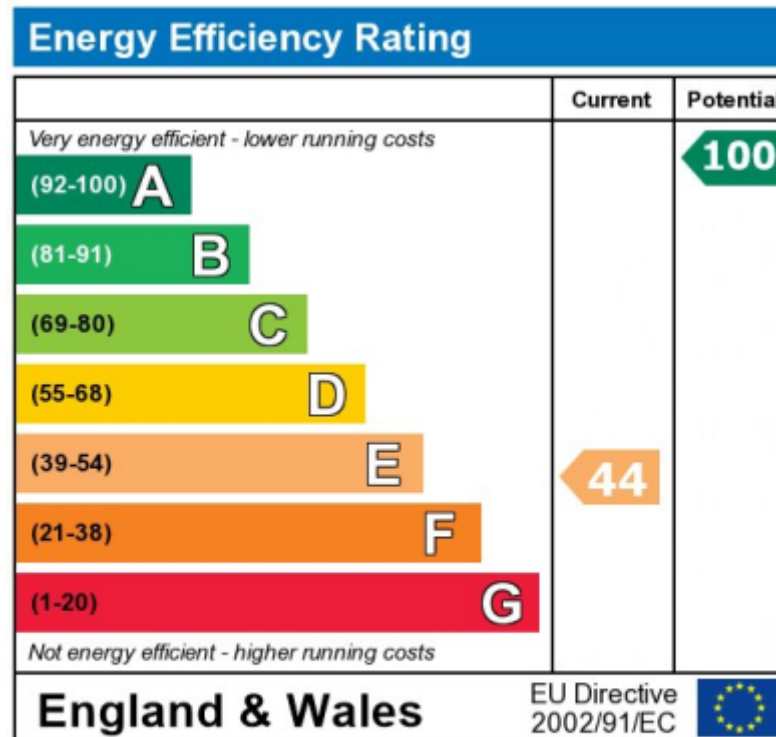




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01743 213 511



[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)