



£325,000 Guide Price

Brook House, Llandyssil, Montgomery

Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Expansive approx. 1.5-Acre Picturesque Gardens
- Significant Potential for Modernisation & Personalisation
- Superb Self-Sufficiency Opportunities
- Private Bridlepath & Bridge Access
- Character Cottage with Scope to Enhance
- Truly Remote & Idyllic Location
- Surrounded by Own Grounds & Pastureland

## Property Description

Escape to Brook House, a truly enchanting character cottage offering a rare opportunity for those seeking a remote, self-sufficient lifestyle, nestled "off the beaten track" & accessed via a rustic bridlepath. Completely surrounded by its own grounds this idyllic property is a haven of tranquillity.

## Main Particulars

Escape to Brook House, a truly enchanting character cottage offering a rare opportunity for those seeking a remote, self-sufficient lifestyle, nestled "off the beaten track" and accessed via a rustic bridlepath. Completely surrounded by its own grounds and grazing pastureland, this idyllic property is a haven of tranquillity, where the gentle sound of the meandering brook provides a constant soothing soundtrack across its expansive 1.5-acre domain. Brook House is more than a home; it's an invitation to embrace a simpler, more connected way of life, surrounded by nature's unspoilt beauty, offering rustic charm and immense potential.

Brook House promises an authentic escape from the everyday. Its secluded setting is reached by venturing down a bridleway, leading to a private carport. From here, the final approach to the cottage is a delightful walk along the bridlepath, passing through a five-bar pedestrian gate, and across a charming timber bridge arching over the babbling brook. You then traverse a lawned garden before arriving at a more formal garden area, thoughtfully stocked with a variety of plants and embraced by mature trees, finally leading you to the cottage's welcoming entrance. This journey itself sets the tone for the peace and seclusion that awaits.

Ground Floor: Rustic Charm and Untapped Potential

You are welcomed into Brook House via a Front Conservatory, a delightful space that immediately connects you with the surrounding gardens, providing lovely views and a perfect spot to enjoy the changing seasons.

From the conservatory, a door opens into the cosy Lounge. This room exudes character with its quarry tiled flooring, exposed ceiling beams, and a welcoming open fireplace featuring a tile surround and timber mantel. This fire is not just for ambiance; it incorporates a back boiler that cleverly contributes to heating the water, adding to the cottage's self-sufficient appeal. A window to the rear offers views of the garden.

To the left of the lounge lies the Kitchen. Presented in an L-shape, the kitchen currently offers built-in floor and wall storage solutions and awaits modernisation, providing a wonderful opportunity for the new owner to create a culinary space to their own taste and specification. It features a window to the front, a Velux skylight providing additional natural light, and a charming stable-style door leading directly out to the rear garden.

A door from the kitchen leads to the practical Downstairs Bathroom. This comprises a panelled bath with an electric shower over, a pedestal wash hand basin, and a WC. A window to the rear garden provides light and ventilation.

Returning to the lounge, a door to the right opens into the Dining Room. This characterful reception space boasts dual aspect windows overlooking both the front and rear gardens, ensuring it is filled with natural light. An exposed stone wall and further ceiling beams enhance its rustic charm, while a wood-burning stove creates a warm and inviting atmosphere for meals and gatherings.

A further door from the dining room leads into a surprisingly spacious Office or potential Third Bedroom. This versatile room also features dual aspect windows to the side and front garden and practical quarry tiled flooring.

### First Floor: Characterful Sleeping Quarters

The staircase to the first floor is charmingly concealed behind a door leading from the lounge. The stairs ascend directly into Bedroom 1, a characterful double room featuring original timber floorboards, useful fitted wardrobe space, and rustic exposed ceiling beams. A window to the front aspect offers lovely views over the garden.

A door from Bedroom 1 leads through to Bedroom 2. This second bedroom shares the same authentic charm as the first, with matching original floorboards and characterful ceiling beams. A window to the front provides views across the garden.

### Outdoor Space, Gardens & Land: A 1.5-Acre Natural Haven

The grounds of Brook House are a true extension of its idyllic and remote character, spanning approximately 1.5 acres and offering a diverse tapestry of natural beauty and opportunities for self-sufficiency. The brook itself is a central feature, meandering gently across the land.

To the frontage of the cottage, a delightful central view is created by two raised ponds, with paved surrounds. From this area, two sets of steps lead up to a higher lawned area. Mature trees are dotted throughout the landscape, providing natural shade, privacy, and a rich habitat for local wildlife.

The grounds also feature a dedicated coppice area, adding to the rustic woodland feel, and an orchard boasting various fruit trees, including productive apricot and walnut trees, offering the promise of home-grown harvests. Across the far front stream, lies a paddock area, ideal for grazing or as a wilder meadow.

For those aspiring to a self-sufficient lifestyle, the property is exceptionally well-equipped. To the front of the cottage, a large greenhouse is a gardener's delight, home to two thriving peach trees and sweet grapes, while a dedicated vegetable patch to the rear provide ample opportunity to fill the freezer. A useful field shed and a separate garden shed provide ample storage for tools and outdoor equipment.

Council Tax Band: D (Powys County Council)

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: Electric

Water supply: Private Borehole

Sewerage: Septic Tank

### **A Unique Opportunity to Create Your Remote Dream**

Brook House offers a truly unique proposition, perfectly suited for someone yearning for genuine remoteness, profound peace, and an intimate connection with the natural world. It represents a chance to step away from the relentless pace of modern life, to live in harmony with the seasons, and to cultivate a truly sustainable and rewarding lifestyle.

The cottage itself is brimming with inherent character and provides the essential elements for a comfortable, rustic existence. It is important to note that Brook House would benefit from modernisation and tender loving care throughout, presenting a wonderful opportunity for the new owner to sympathetically update and personalise the interiors to their own taste, further enhancing its considerable charm and realising its full potential.

### **Location**

Nestled in the tranquil rural parish of Llandyssil, Powys, Brook House offers a rare "off-beaten-track" seclusion via bridlepath access, yet it remains well-connected to the charming historic town of Montgomery (approx. 3 miles) and the larger market town of Welshpool (approx. 8-9 miles). While Llandyssil itself provides a peaceful Welsh Marches setting, nearby Montgomery captivates with its 13th-century castle, independent shops, and eateries. For a broader range of amenities, Welshpool offers major supermarkets, extensive shopping, leisure facilities, and a train station with links to the wider UK network. The surrounding undulating countryside is a haven for walkers and nature enthusiasts, with numerous trails and proximity to the Offa's Dyke Path, allowing Brook House to perfectly balance profound peace with practical access to essential services and regional attractions.

### **Services**

Private water, private drainage. Mains electric. Electric heating. Open fire to lounge and wood burning stove in dining room.

### **Important Notice**

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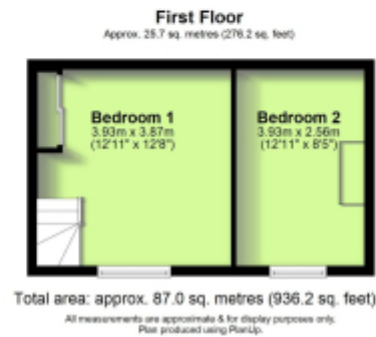
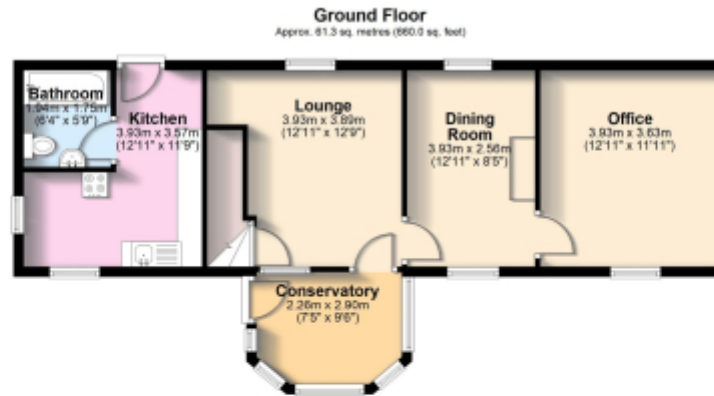
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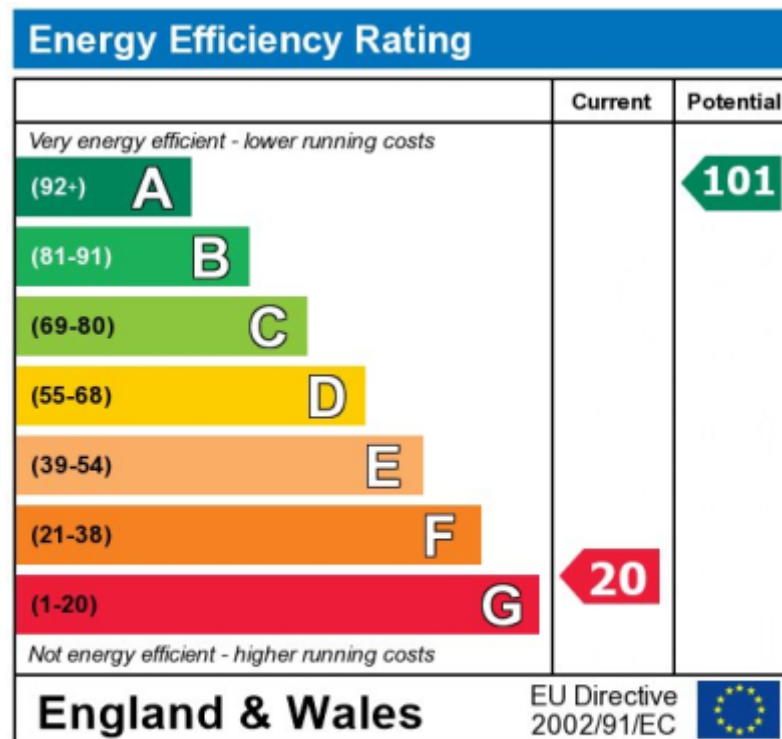




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

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