



£495,000 Guide Price

Maes Y, Celyn, Welshpool

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Charming Village Location
- Double Garage & Ample Parking
- Private, Manicured, Mature Gardens
- Grand Downstairs Bedroom Suite
- Impressive Kitchen/Dining with Everhot
- Contemporary, Refurbished, Luxurious Living
- Idyllic Waterside Location
- Spectacular Orangery with Garden Views

Property Description

This exceptional, four-bedroom detached residence is meticulously renovated to the highest standards, offering a harmonious blend of contemporary luxury and timeless charm. Its direct access to the banks of the River Rhiw creates a magical backdrop for alfresco dining and peaceful moments.

Main Particulars

Hall | Loung | Snug | Kitchen/dining | Utility | Conservatory | Boot room | WC | Downstairs en-suite bedroom | Three further bedrooms | Bathroom | Double garage

Welshpool 5 miles, Montgomery 6 miles, Newtown 9 miles

Step into a world of refined elegance and unparalleled tranquillity. This truly exceptional, four-bedroom detached residence offers a harmonious blend of contemporary luxury and timeless charm, meticulously renovated to the highest standards. The property's most compelling feature is its direct access to the enchanting banks of the River Rhiw, a private and serene haven that creates a truly magical backdrop for alfresco dining and peaceful moments.

As you cross the threshold, the warm embrace of the reception hall welcomes you, where a beautiful oak floor effortlessly guides you through the heart of the home. To your left, a cosy snug invites you to unwind, a perfect retreat for quiet evenings with a book. Continuing straight, the spacious lounge unfolds, bathed in natural light that pours through the French doors, creating a seamless connection to the manicured gardens beyond. The heart of this home, however, is the magnificent kitchen and dining area. Prepare to be inspired by the sophisticated shaker-style cabinetry and exquisite quartz countertops. A culinary enthusiast's dream, the 'Everhot' electric oven with its double ovens, warming plates, and induction hob stands as a testament to the home's quality.

Beyond the kitchen, a spectacular conservatory awaits, a breath-taking reception space that feels like a permanent embrace of the outdoors. Double sliding doors reveal an uninterrupted view of the garden, making it a perfect spot for morning coffee or lively gatherings with loved ones. From the kitchen, a discreet hallway leads to a world of practicality. A stable-style door opens to the driveway, while a utility room provides a seamless transition to a downstairs cloakroom and WC. A dedicated boot room, with its own access to the garden, ensures muddy boots and wellies are kept neatly out of sight. The real surprise on this floor is the grand ground floor bedroom suite. A true private haven, it features extensive built-in storage, a walk-in wardrobe, and a luxurious en-suite shower room with 'his and hers' bowl vanity units, offering a spa-like experience within your own home.

Ascending the stairs, the sense of peace continues. Three further beautifully appointed bedrooms, each with its own fitted wardrobes, provide ample space for family and guests. These rooms are served by a stylish and well-appointed bathroom featuring a three-piece suite with a P-shaped bath and overhead shower, providing a serene space for unwinding at the end of the day.

The grounds of this exceptional property are a true delight and an extension of the living space. A long, private tarmacked driveway provides ample parking and leads to a spacious double garage with car pit. The gardens themselves are a feature of merit, gracefully wrapping around the house. Exterior power and lighting ensure the garden can be enjoyed both day and night. To one side, a charming kitchen garden awaits, complete with a potting shed, greenhouse, and raised vegetable beds, a haven for those with a green thumb. Adjacent to the conservatory, an attractive patio with perennial borders provides an idyllic spot for outdoor relaxation. Beyond the patio, lush lawned gardens with vibrant floral borders offer a beautiful open space.

The crowning glory of this outdoor sanctuary is the most appealing riverside deck, a private oasis nestled on the banks of the River Rhiw. This is more than just a deck;

it's a superb spot for al fresco dining and entertaining, a place where the gentle murmur of the river provides the perfect soundtrack to unforgettable moments. The mature grounds offer a wonderful degree of privacy, creating a secluded retreat while remaining perfectly accessible to all of the local amenities.

Nestled in the heart of the highly sought-after village of Berriew, this property offers a lifestyle that is both tranquil and convenient. Berriew is a truly special place, a picture-postcard village with a vibrant community spirit. The village hosts an excellent range of amenities, including a popular primary school, a welcoming pub, a well-stocked village shop, and a bustling cafe/deli. Berriew is also home to an excellent butcher's and the wonderful taster restaurant The Upper Rectory. Adding to its unique character is the fascinating Andrew Logan MBE Museum of Sculpture. Its traditional black-and-white timber-framed buildings and picturesque setting make it one of the most desirable villages in mid-Wales.

For those who love the outdoors, Berriew is a dream. The Montgomery Canal runs right through the village, offering beautiful, flat walks that are perfect for a relaxing stroll. The area is also teeming with abundant wildlife. Along the river and canal, you can spot egrets, kingfishers, and even otters. In the autumn, you can even watch salmon jumping upstream from the comfort of your own backyard.

Located just a short distance from the bustling market town of Welshpool, you have easy access to a wider range of shops, supermarkets, and transport links, yet you can return to the peace and quiet of your riverside haven in moments. The wider area is a paradise for outdoor enthusiasts, with stunning walks, cycling routes, and the magnificent Welsh countryside on your doorstep, making this location a perfect blend of rural charm and modern convenience.

Council Tax Band: F (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden, Rear Garden

Services

Mains water, electricity, drainage. Oil fired central heating.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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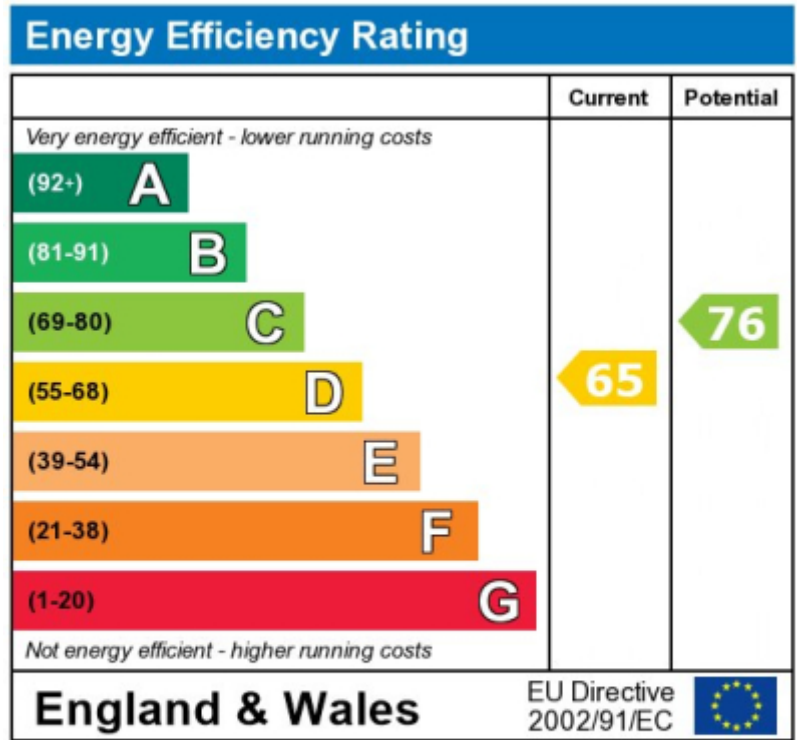
verification. A non-refundable fee of £50 + VAT (£60 total) per property transaction will be payable for this service. Grantham's Estates will retain a record of the search.





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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