



Holters

Local Agent, National Exposure

Ivy Cottage Bont Dolgadfan, Llanbryn-mair, SY19 7BB

Offers in the region of £259,995



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A former mill unlike anything you've seen before, Ivy Cottage is a wonderfully characterful three bedroom home with split-level accommodation, beautiful gardens and a story in every room.

- Semi-Detached Period Home
- Stylistic Kitchen & Additional Utility Space
- Useful Outbuildings
- Council Tax Band D
- Three Bedrooms
- Family Bathroom & Separate WC
- Off Road Parking
- Generous Main Reception Room
- Gorgeous Cottage Gardens with Countryside Views
- Idyllic Hamlet Location

The Property

Ivy Cottage keeps its secrets well. From the lane it presents as a modest stone and brick cottage, its name still lettered in the original glass above the door, giving little hint of the home that unfolds behind it. Once a working stonemason's mill, it has become something genuinely one of a kind: a home arranged over split levels, rich in exposed beams, natural stone and quiet character, where each turn reveals another unexpected space.

The kitchen is a lovely room in the true cottage spirit, where whitewashed ceiling beams sit above a striking expanse of exposed stone and warm timber cabinetry, creating a space that feels both practical and full of soul. From here the accommodation rises and falls through its various levels, an arrangement that gives the cottage its distinctive character and wonderful sense of flow.

The main reception room is wonderfully generous, with a log burner set within a stone fireplace and ample space to gather with family, relax or indulge a collection or two. A further reception room on this level is currently used as a games room, though it would work equally well as a ground floor bedroom, home office or hobby room, giving the layout excellent flexibility. On the lower

ground floor are a practical utility room and the bathroom, neatly tucked into the lower part of the house.

Upstairs are two comfortable double bedrooms. The second is currently arranged with an adjoining dressing room, a layout that can easily be retained or returned to a single larger bedroom if preferred.

Outside is where Ivy Cottage truly comes into its own. Immediately behind the house, a two-tier terrace provides a peaceful place to sit and enjoy the outlook. Beyond, the cottage garden climbs gently away, threaded with raised beds, a greenhouse, a summer house, a treehouse and a series of timber walkways that cross the brook which once powered the mill before leading to lovely open views across neighbouring fields and the surrounding hills. Useful sheds provide excellent storage, there is off-road parking to the side, and solar panels add a welcome practical touch to a home that already does things rather differently.

Peaceful, individual and quietly full of surprises, Ivy Cottage is a home with genuine character and a story to tell, one that simply has to be experienced in person.

The Location

Bont Dolgadfan is a small and

picturesque hamlet nestled in the beautiful Twymyn Valley, surrounded by rolling Mid Wales countryside and framed by the River Twymyn as it winds through the landscape. Steeped in history, the hamlet grew around the former woollen mills that once thrived here, and today retains a wonderfully peaceful, unspoilt atmosphere where traditional stone cottages, the historic bridge and the surrounding hills create a setting full of character.

Although wonderfully rural, Bont Dolgadfan enjoys a convenient position between Llanbrynmair and Llanidloes, with the larger market town of Newtown also within comfortable reach. Llanbrynmair provides everyday essentials including a village shop, public house, primary school and community facilities, whilst Llanidloes offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure amenities. Newtown extends those options further with national retailers, supermarkets, healthcare services and a railway station on the Cambrian Line.

The surrounding countryside is one of the area's greatest attractions. Quiet country lanes, public footpaths and bridleways weave through the valley, offering countless opportunities for walking, cycling and horse riding,



while nearby forestry tracks and open moorland provide spectacular scenery throughout the seasons. The nearby Cambrian Mountains, Hafren Forest and the source of the River Severn are all within easy reach, making this an exceptional location for those who enjoy spending time outdoors.

Despite its tranquil setting, the area is well connected. The A470 lies just a few miles away, providing straightforward links north towards Caersws and Newtown, and south to Llanidloes, Rhayader and beyond. Rail services from Caersws and Newtown offer direct connections to Shrewsbury, Birmingham and the Mid Wales coast, making the area an attractive choice for those seeking a rural lifestyle without feeling isolated.

Rich in history, surrounded by beautiful scenery and offering a genuine sense of peace, Bont Dolgadfan is one of those hidden Mid Wales communities where life moves at a gentler pace, yet everyday conveniences remain comfortably close at hand.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has electric Haverland Eco Wave heaters.

It also benefits from a log burner and solar panels

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band D

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries. The property currently benefits from Fibre Broadband

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers

to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

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

Money Laundering Regulations

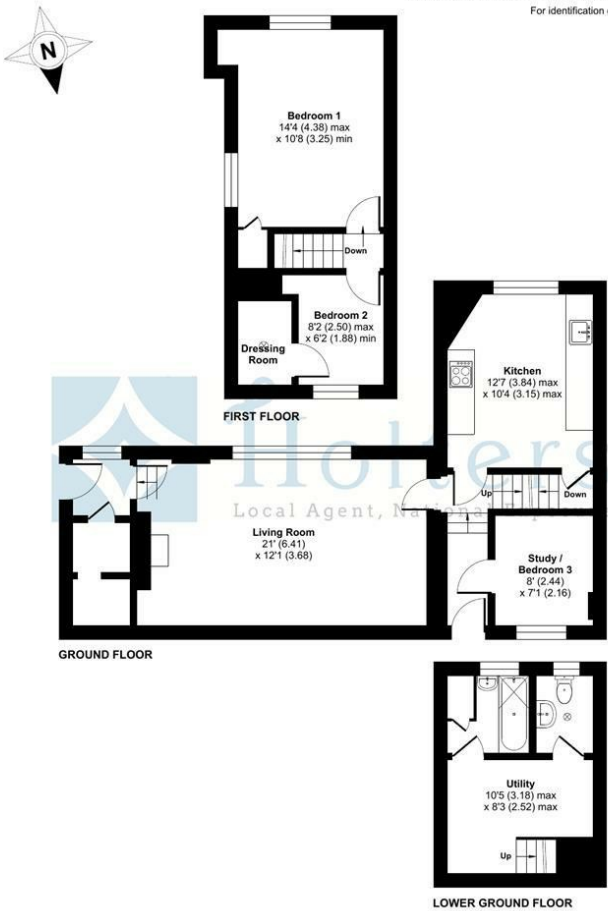
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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Ivy Cottage, Bont Dolgadfan, Llanbrynmair, SY19

Approximate Area = 1011 sq ft / 93.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1497179

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	27	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

