

Town & Country

Estate & Letting Agents



Pear Tree Farm , Pool Quay, SY21 9LE

Offers In The Region Of £475,000

Tucked away in the beautiful countryside of Pool Quay, Welshpool, this delightful SEMI-DETACHED COTTAGE offers a rare opportunity to enjoy a peaceful rural lifestyle, with approximately four acres of land providing an exceptional sense of space, potential and privacy.

Full of warmth and character, the cottage offers three well-proportioned bedrooms, a welcoming reception room and a thoughtfully appointed bathroom and kitchen, creating a comfortable and homely setting for family life or a relaxing countryside retreat.

However, it is the outside space that truly sets this property apart. Extending to approximately four acres with a selection of outbuildings offering great scope, the surrounding land offers an enviable opportunity to make the most of the outdoors, whether enjoying the peace and quiet, keeping animals, pursuing country hobbies or simply appreciating the wonderful sense of space that comes with owning your own piece of countryside. The grounds and buildings provide plenty of scope for outdoor living and offer a beautiful backdrop to the cottage throughout the changing seasons.

Surrounded by picturesque Welsh countryside, the property enjoys a wonderfully tranquil position away from the hustle and bustle of everyday life, yet remains within easy reach of Welshpool, Oswestry and Shrewsbury and its range of local amenities.

Description

Pool Quay developed during the 17th and 18th centuries as the highest point on the River Severn that was regularly navigable by boats. Goods destined for Welshpool—known simply as "Pool" in earlier times—were unloaded here before being transported into the town. This origin gave the village its name: the "quay" (wharf) serving Pool.

The opening of the Montgomeryshire Canal in 1797 further strengthened Pool Quay's role as a transport hub, allowing goods to be transferred between canal boats and river barges. The village also supported industries including milling, iron forging and lead smelting.

Although small, Pool Quay retains much of its historic rural character. Its combination of waterways, historic buildings and scenic landscapes makes it popular with walkers, cyclists and visitors exploring the Welsh–English border region. The village offers a peaceful contrast to the nearby market town of Welshpool while preserving evidence of its important role in the transport and industrial history of the Severn Valley.

Directions



Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. When reaching the roundabout, continue straight over and after approximately 2 miles you will reach Pool Quay. Turn right onto a lane and follow the lane where the property will be found on the left hand side. What Three Words are:-boating.severe.provider
Satellite Navigation will not take you directly to the property so we suggest using the what three words instead.

Accommodation Comprises



Boot Room 10'0" x 6'9" (3.05m x 2.06m)



Featuring a double-glazed window to the front elevation, this practical utility/boot room provides a useful space with a door leading through to the kitchen. The adjoining store room houses the fitted base units, solar inverter, and battery storage system. An electric vehicle charging point is fitted to the exterior wall of the boot room.

Utility Room/ Cloakroom

A practical utility/cloakroom area comprising a WC and wash hand basin, with space and plumbing for a washing machine. Finished with a frosted window to the side elevation allowing natural light.

Kitchen/ Dining Room 14'6" x 13'5" (4.42m x 4.11m)



A characterful kitchen featuring a range of wall and base units with laminate work surfaces over, providing ample storage and preparation space. There is provision for a range cooker, together with space and plumbing for a dishwasher and fridge freezer. A striking inglenook fireplace forms a focal point of the room, housing a Watson oil-fired range cooker providing heating and hot water. Dual-aspect sash windows to the side and rear enjoy delightful views over the paddocks and surrounding countryside. The room is further enhanced by exposed ceiling beams, recessed ceiling spotlights, and stairs rising to the first floor.

Additional Photo



Lounge 14'6" x 13'3" (4.42m x 4.04m)



A charming reception room featuring a characterful open fireplace with decorative tiled inset and surround, set on a marble hearth. The room retains its original storage cupboard and exposed ceiling beams, complemented by a wall-mounted storage heater. Double doors provide access through to the conservatory, creating a seamless flow between the living spaces.

Additional Photo



Additional Photo



Conservatory 17'1" x 7'6" (5.21m x 2.29m)



A bright and inviting conservatory featuring dual-aspect windows to three sides, allowing an abundance of natural light and enjoying views over the surrounding garden. The room benefits from traditional quarry tiled flooring and double French doors opening directly onto the rear garden.

First Floor Landing

A window to the front elevation provides natural light, with a useful linen cupboard offering additional storage.

Bedroom One 12'4" x 10'9" (3.78m x 3.28m)



A characterful room featuring dual-aspect windows with cast iron surrounds, allowing plenty of natural light. The room is finished with laminate flooring, a radiator, and a staircase leading to the attic room which has access to the loft.

Additional Photo

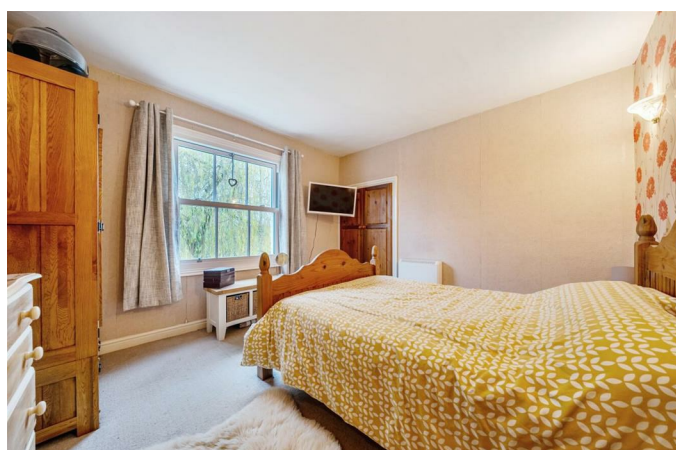


Bedroom Two 11'10" x 10'11" (3.61m x 3.35m)



Featuring a sash window to the rear elevation, this room benefits from a wall-mounted storage heater and a useful airing cupboard providing additional storage.

Additional Photo



Bedroom Three 10'11" x 9'3" (3.35m x 2.82)



A sash window to the rear elevation provides a pleasant outlook, complemented by a wall-mounted storage heater.

Bathroom



The bathroom is fitted with a four-piece suite comprising a walk-in electric shower, panelled bath, WC, and wash hand basin. Additional features include two sash windows to the front and side elevations, two radiator, part-tiled walls, recessed spotlights to the ceiling, and ample natural light.

Additional Photo



Externally

Approached through a wide gated entrance, the property opens onto an extensive gravelled parking and turning area, providing ample space for numerous vehicles and giving access to an excellent range of traditional outbuildings.

The outbuildings comprise a useful store room, an old cart shed, a tack room fitted with a stainless steel sink and drainer unit, an adjoining former dairy, and a substantial corrugated barn with a hay loft above, divided into three separate areas. There is also a three-bay open barn/carport and a detached garage, providing excellent storage and versatility for a variety of uses.

The former dairy, which adjoins the tack room and the larger corrugated barn, requires a replacement roof, presenting an opportunity for improvement. Overall, the extensive range of outbuildings offers considerable potential for storage, agricultural use, workshops, or, subject to the necessary consents, further development.

The outbuildings provide excellent versatility for rural living, including a large timber workshop, two traditional pigsties, and a two-bay corrugated barn. A gated vehicular access track runs alongside the rear of the open barn/carport, providing direct access through to the paddocks beyond. There is also an oil storage tank and a charming paved seating area, ideal for enjoying the peaceful surroundings.

The gardens and grounds wrap around the property, comprising areas of lawn, established planting, and two paved seating areas that create wonderful spaces to relax and enjoy the peaceful countryside setting. There is a dedicated enclosed duck area, a chicken run, and a productive kitchen garden complete with a polytunnel, composting area, and raised vegetable beds, making it ideal for those looking to embrace a more self-sufficient lifestyle.

Extending to approximately four acres in total, the land is divided into four paddocks, providing excellent grazing and an ideal environment for those seeking a rural lifestyle. The combination of open space, useful outbuildings, and agricultural features makes this an exceptional opportunity for equestrian enthusiasts, hobby farmers, or anyone looking to embrace a more self-sufficient countryside way of life.

Side Entrance View



Off Road Parking



Outbuildings



Vegetable Garden



Rear View of the House



Pig Stys



Land Overview



Enclosed Area



Additional Photo



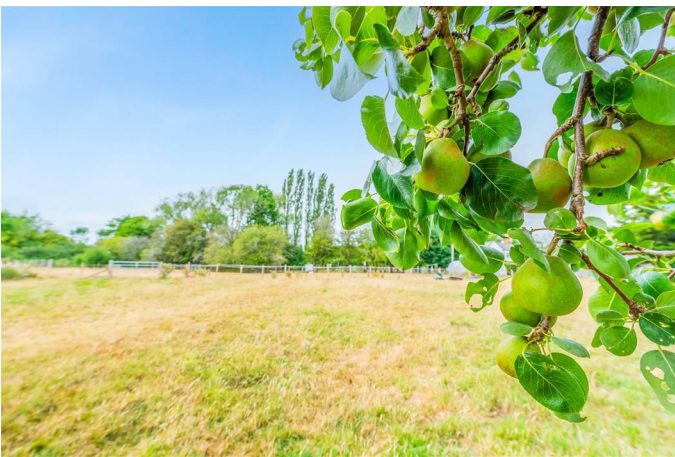
Additional Photo



Additional Photo



Paddocks



Additional Photo

Additional Photo



Additional Photo



Outbuilding Floorplan



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

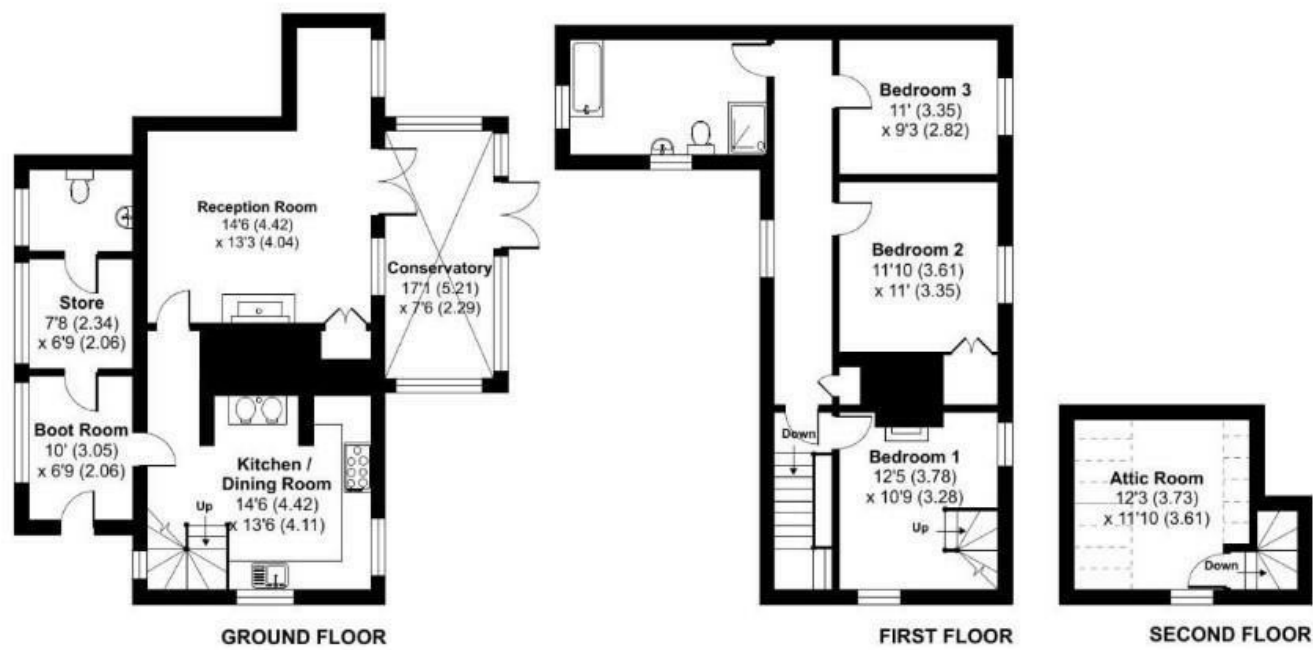
Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

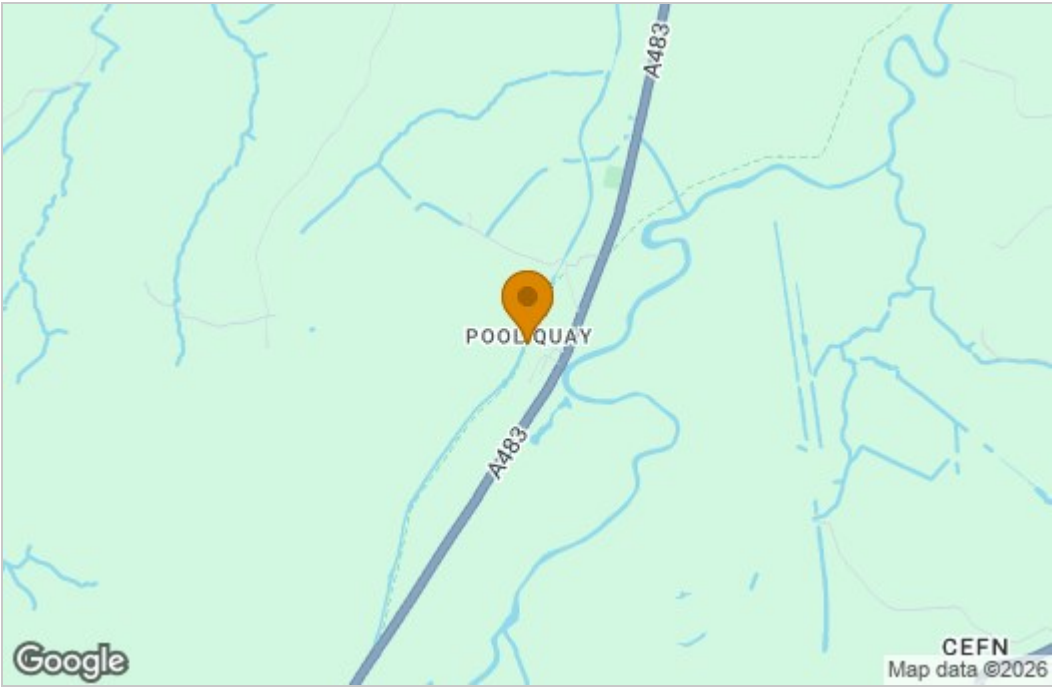
Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

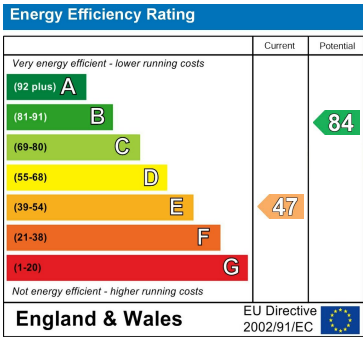
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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