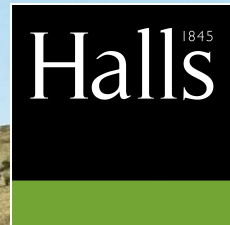


FOR SALE

Cefn Gwyn, Pedairffordd, Llanrhaeadr Ym Mochnant, Oswestry, Powys, SY10 0AU



Approximate Area = 1628 sq ft / 151.2 sq m
Outbuildings = 3672 sq ft / 341.1 sq m
Total = 5300 sq ft / 492.4 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). © nchecom 2025. Produced for Halls. REF: 1342611

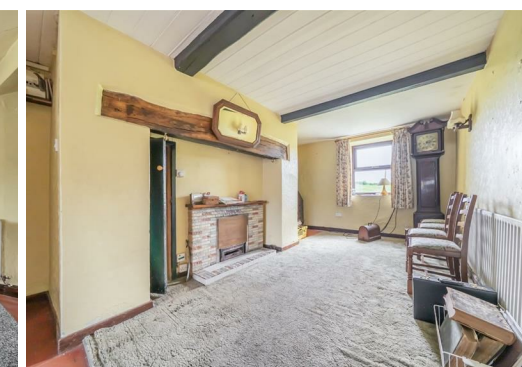


FOR SALE

Offers in the region of £495,000

Cefn Gwyn, Pedairffordd, Llanrhaeadr Ym Mochnant, Oswestry, Powys, SY10 0AU

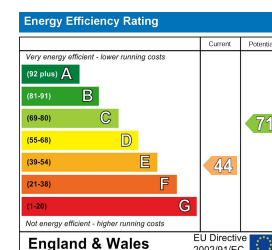
Set against the backdrop of the picturesque Tanat Valley, Cefn Gwyn is a charming country property offering character, versatility, and endless potential. This stone-built farmhouse combines period features with practical living spaces and is complemented by a range of traditional and modern outbuildings together with 4.72 acres of gently sloping pastureland. Perfect as a lifestyle smallholding, equestrian base, or peaceful rural retreat, Cefn Gwyn balances tranquillity with convenience — enjoying unspoilt countryside views while being just a short distance from the vibrant village of Llanrhaeadr-Ym-Mochnant.



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



OnTheMarket.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Traditional Welsh farmhouse with character and charm
- Four bedrooms across two floors, two reception rooms and scope to modernise
- Private gardens to the side and rear
- Excellent range of traditional stone barns and modern sheds
- 4.72 acres of pastureland, ideal for smallholding or equestrian use
- Peaceful rural setting with far-reaching views

A Characterful Country Retreat
Nestled amidst the rolling hills of the beautiful Tanat Valley, Cefn Gwyn is a traditional Welsh farmhouse offering charm, potential, and a genuine slice of country living. With its blend of period features, adaptable accommodation, a range of outbuildings and 4.72 acres of gently sloping pasture, the property is ideal for those seeking a smallholding, equestrian base, or simply a peaceful retreat from the bustle of modern life. Surrounded by uninterrupted rural views yet within easy reach of the thriving village of Llanrhaeadr-Ym-Mochnant, Cefn Gwyn presents a rare opportunity to acquire a home of character in an enviable semi-rural setting.

Accommodation
The farmhouse, built of stone beneath a slate roof, is rich in character and now offers an exciting opportunity for a new owner to modernise and create a truly individual country home.

- Pantry / Utility / Boiler Room – a practical space with concrete flooring, ideal for coats, boots and everyday country living, housing the multi-oil-fired boiler.
- Kitchen – currently fitted with a range of units and radiator, this space forms the heart of the home with scope for transformation into a modern farmhouse kitchen. A window overlooks the traditional farm buildings, and the sitting room lies open-plan behind.
- Reception Room One – accessed directly from the kitchen, this welcoming sitting room features a traditional Inglenook fireplace with oak beam above and radiator.
- Reception Room Two – a larger, characterful reception space with exposed beams, radiator and staircase to the first floor. A door leads to the rear porch, giving direct access to the garden.
- Ground Floor Bedroom – a bright and comfortable double room.
- Shower Room – fitted with shower, WC, wash basin and radiator.
- First Floor – two further bedrooms with white painted timber ceilings, each enjoying countryside views, along with a dressing room incorporating an airing cupboard.

The layout offers flexibility, with potential to reconfigure and extend if desired (subject to planning consents).

Gardens
The farmhouse is framed by private gardens to the side and rear. Currently laid mainly to lawn with mature shrubs, the gardens provide ample opportunity for landscaping, vegetable growing or simply enjoying summer evenings outdoors while looking out across the surrounding fields.

Outbuildings
A particular feature of Cefn Gwyn is its excellent range of outbuildings, both traditional and modern, serviced with electricity and water, providing huge potential for agricultural, equestrian or lifestyle use.

- Cow house constructed of concrete block under slate roof with adjoining loose boxes with lofts above of stone construction under corrugated metal roof.
- Range of steel-framed agricultural buildings with corrugated cladding, providing excellent storage for fodder, machinery or livestock housing.
- Concrete yard with good vehicular access, ample parking and turning space.

These buildings offer scope for a wide range of uses, or potential for conversion (subject to planning permission).

Land
Extending in total to around 4.72 acres, the land is gently sloping and divided by mature hedgerows and stock-proof fencing. Well-suited to grazing sheep, cattle or horses, the land enhances the property's appeal for those seeking a lifestyle smallholding or equestrian base. Its position surrounding the house creates a lovely sense of privacy and connection to the landscape.

Lifestyle
Cefn Gwyn is more than just a property — it is a chance to embrace a new way of life. Whether you dream of running a smallholding, keeping horses, or simply enjoying the tranquillity of the Welsh countryside, this property provides the perfect foundation. With a welcoming farmhouse, versatile outbuildings and manageable acreage, it offers enormous potential to create a truly special home.

Services
Mains electricity, private water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

Directions
Postcode for the property is SY10 0AU

What3Words Reference is wasp.rave.span

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com