



ST GARMON VIEW
LLANFECHAIN | SY22 6UJ





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Welshpool 11.1 miles | Oswestry 10.7 miles | Shrewsbury 23.4 miles | Wrexham 25.4 miles | Chester 37.7 miles
(all mileages are approximate)

A REFINED FAMILY HOME IN THE HEART OF LLANFECHAIN - SUPERBLY
REFURBISHED AND BEAUTIFULLY PRESENTED DETACHED RESIDENCE
WITH FAR REACHING VIEWS OF THE HISTORIC ST GARMON'S CHURCH

Recently remodelled and refurbished to a very high standard
Village centre location close to amenities
Private setting with lovely views of St Garmon's Church
Open plan kitchen/diner with orangery lead off
Four generous double bedrooms with fitted furniture



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

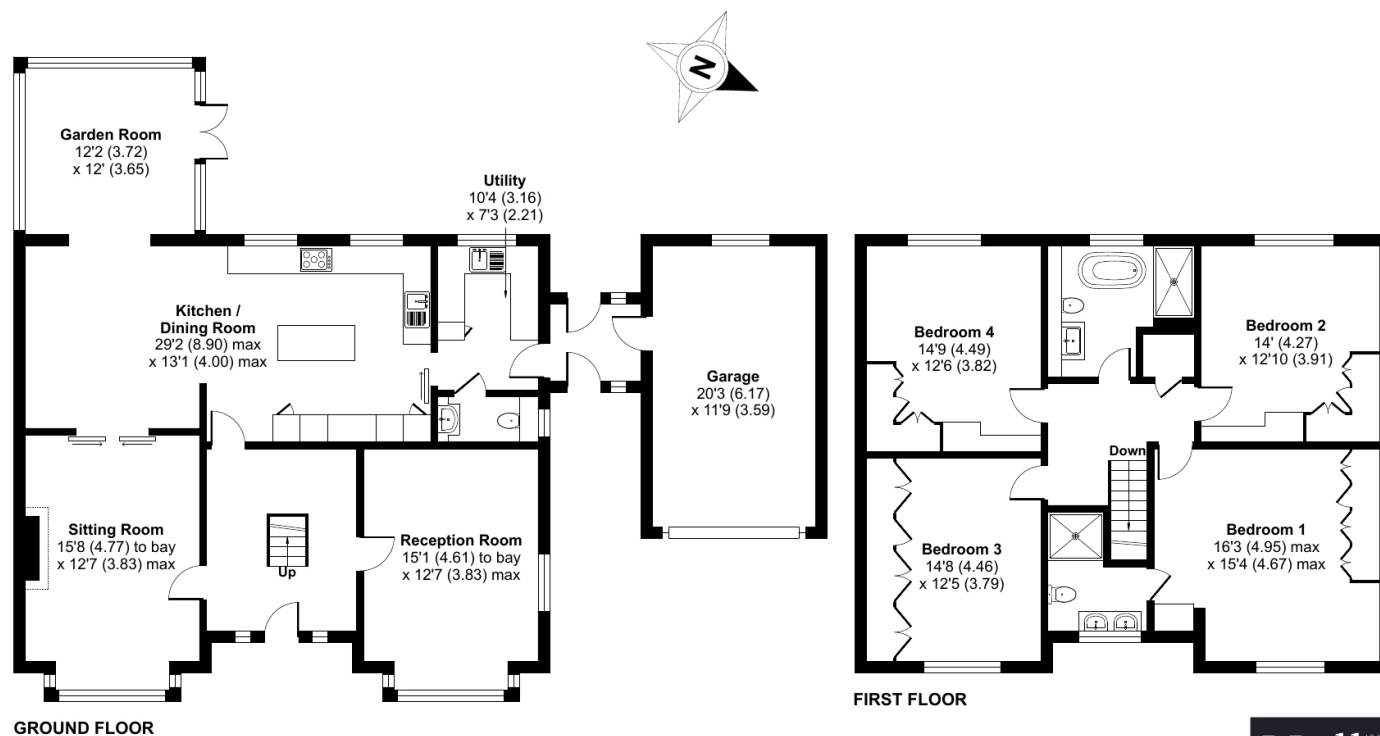
GENERAL REMARKS

Situated in the heart of the picturesque and historic village of Llanfechain, this outstanding detached family home offers an exceptional standard of living in a wonderfully private setting. Constructed in 2012, the property has been completely remodelled and extensively refurbished by the current owners to create a contemporary and stylish home that balances modern comforts with a tranquil village lifestyle.

Set within a generous and private plot, the house is approached via a gated vehicular entrance that opens onto an expansive block-paved driveway, providing ample parking and turning space. There is further parking to the side, perfectly suited for a motorhome or caravan, adding a highly practical element to the outdoor layout. Stocked borders and mature planting soften the space and provide an attractive approach to the property, which is further complemented by a single garage with an electrically operated up-and-over door.

PROPERTY

The property is entered beneath a covered canopy into a welcoming entrance hall, featuring oak flooring and a striking bespoke oak staircase with glazed balustrade, setting the tone for the quality and craftsmanship found throughout. All doors and windows have been replaced, further enhancing the overall finish. The heart of the home is the beautifully refitted kitchen, which is exceptionally well-appointed with a full-height NEFF fridge and freezer, integrated microwave, AGA dishwasher, wine cooler, and a tilt-and-slide oven. A SMEG range cooker with induction hob sits beneath a feature extractor canopy, while polished granite work surfaces are paired with a rich Walnut breakfast bar and window sills. Spanish tiled flooring runs seamlessly throughout the kitchen, dining area, orangery, and utility room, providing a practical yet elegant finish, complemented by under-unit lighting.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1362225

The open-plan kitchen and dining space flow effortlessly into the light-filled orangery, creating an outstanding setting for both everyday family life and entertaining. The dining area features a contemporary radiator and opens into the orangery to form a truly sociable and connected living space, designed to enjoy the garden views and maximise natural light throughout the seasons.

Leading off the kitchen is a fully fitted utility room offering additional storage and workspace with the same attention to detail found throughout the home. Adjacent to this is a cloakroom with W.C., as well as a useful side entrance porch that provides internal access to the garage — a practical layout for busy family life.

Approximate Area = 2389 sq ft / 221.9 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 2627 sq ft / 244 sq m
For identification only - Not to scale



The principal reception room is a beautifully appointed sitting room, designed with comfort and style in mind. A striking feature wall incorporates a contemporary built-in electric fire and recessed space for a television, creating a focal point ideal for relaxed evenings. A box bay window to the front adds architectural interest and invites natural light into the space. Across the hall, the family snug provides a more intimate setting, ideal as a reading room or secondary lounge, and enjoys equally impressive views through a second box bay window towards the 13th-century St Garmon's Church, offering a picturesque and ever-changing backdrop.

The bedroom accommodation is arranged to provide both space and comfort, with all of the generous double bedrooms featuring built-in wardrobes, combining style with functionality. The principal bedroom suite is particularly impressive, offering a calm and spacious retreat complete with a luxurious ensuite bathroom. This beautifully appointed space includes a large double shower with external controls, a rainfall shower head, and twin hand basins set within a contemporary vanity. The remaining bedrooms are equally well proportioned, making them ideal for family members or guests. A well-designed family bathroom serves the additional rooms, featuring a sleek four-piece suite that includes a freestanding feature bath and a large walk-in shower, all finished to a high specification in keeping with the rest of the home.

The rear garden has a large paved patio entertaining space and is laid to lawn.

METHOD OF SALE

The property is offered for sale by private treaty for offers in the region of £675,000.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, drainage and oil fired central heating. None of these services have been tested by Halls.

EPC

Rating - C

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band – G

DIRECTIONS

Postcode for the property is SY22 6UJ
What3Words Reference: ordinary.appealing.pampered

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.



VIEWINGS

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

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



