



ROSE
CHAPEL

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BWLCH-Y-FFRIDD | NEWTOWN | SY16 3HX





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Newtown 6.6 miles | Llanidloes 12.7 miles | Welshpool 15.3 miles | Llandrindod Wells 31.0 miles | Shrewsbury 34.0 miles
(all mileages are approximate)

MODERN AND CONTEMPORARY CHAPEL CONVERSION WITH OPEN PLAN
LIVING ACCOMMODATION FINISHED TO A VERY HIGH STANDARD

Converted in 2010 retaining characterful features throughout
Well insulated with low running costs
Close to local shops, schools and railway station with bus service to Newtown
Generous rooms with woodland outlook
Carefully landscaped and fenced garden



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

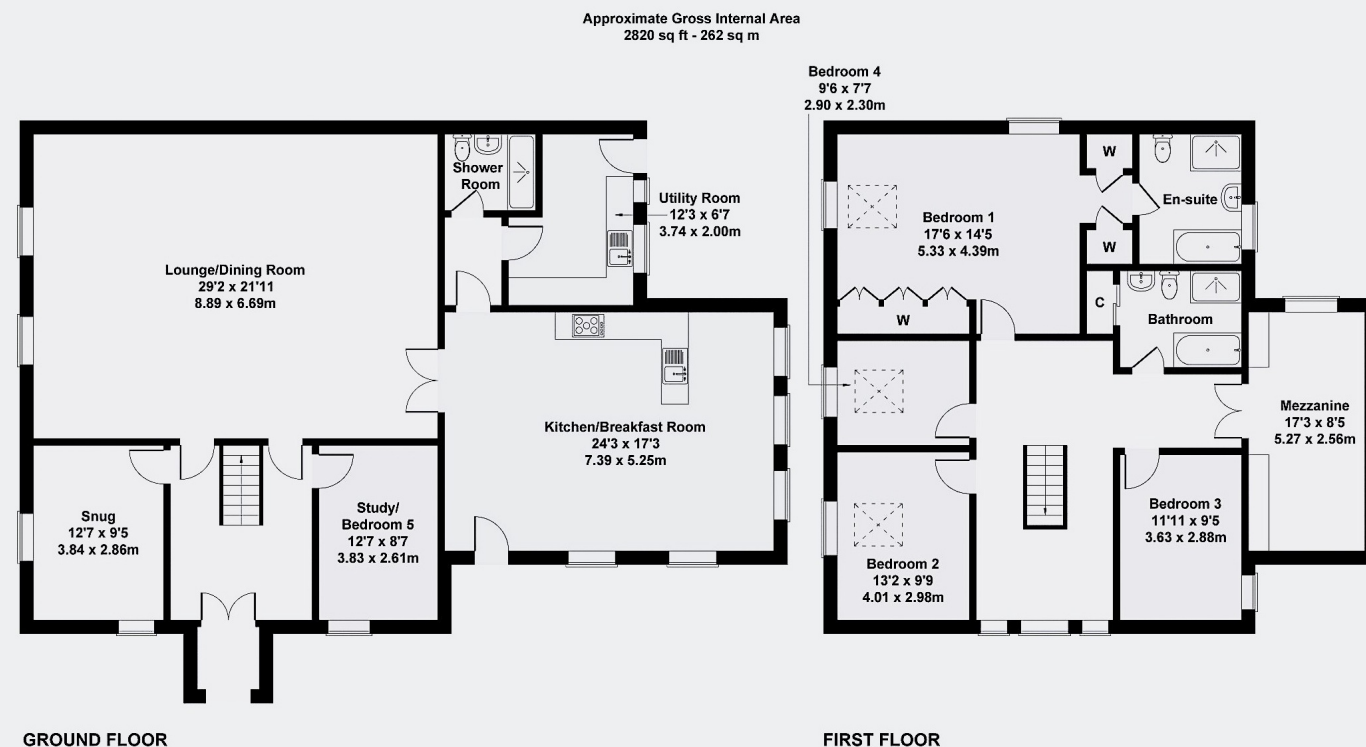
GENERAL REMARKS

Originally constructed in 1800 as a chapel, with a school room added in 1810, this remarkable conversion blends rich period character with contemporary open-plan living to exceptional effect. Approached via the original gates, the property immediately captivates with a hand-carved entrance porch and traditional tiled flooring setting an elegant and historically significant tone. Stepping inside, the original doors open into a welcoming entrance hall where a central staircase rises to an impressive galleried landing. Flooded with natural light, this striking architectural feature retains an original chapel pew offering a beautiful reminder of the building's heritage.

The ground floor also provides two versatile reception rooms—one currently arranged as a guest bedroom, the other as a cosy snug, ideal for quiet relaxation or home working. From the entrance hall, double doors open into the spacious family lounge, a wonderfully generous room designed for comfortable modern living. With ample space for entertaining, relaxing and family life, this impressive area forms the heart of the home.

Double doors from the entrance hall open into the impressive kitchen/ dining/ family room, the true centrepiece of the home. The contemporary kitchen is beautifully appointed with a central island, composite work surfaces, and a full range of integrated appliances. For enthusiastic cooks, a professional Rangemaster cooker (included in the sale) provides exceptional capability, whilst two pull-out larder cupboards and an integrated dishwasher ensure excellent storage and practicality.

The space transitions effortlessly into the vaulted family room; a stunning, light-filled area with elevated views across the established woodland beyond. Bathed in natural light and offering a peaceful connection to nature, this enchanting space forms one of the most distinctive features of this exceptional chapel conversion.



Flowing on from the kitchen is a well-appointed shower room, finished to a high standard and ideally positioned for day-to-day convenience. Adjacent to this is the utility room, providing additional storage, work surfaces and space for laundry appliances. From here, a door leads directly out to the rear garden, offering an effortless connection between indoor living and the outdoor spaces.

The principal bedroom is of an exceptional size and is beautifully illuminated, with the original stained-glass chapel rose window forming a truly unique and captivating feature. Ample storage is provided by three built-in oak-fronted wardrobes alongside two additional linen cupboards, ensuring practicality. This space leads through to a generous four-piece ensuite bathroom, complete with a dual-ended bath enjoying serene views over the woodland beyond. Continued...



There are three further bedrooms, each offering flexibility for family, guests or home-working, and all served by a well-appointed four-piece family bathroom. Flowing from the galleried landing is a striking mezzanine area positioned above the kitchen and family room, complete with a glazed balcony that enhances the sense of light, volume and architectural interest. The layout throughout is highly adaptable, making the accommodation suitable for a wide variety of lifestyles and buyers.

The property has been exceptionally well maintained and offers a genuine turn-key opportunity with no immediate works required.

EXTERNALLY

There is a generous landscaped, fenced and lawned garden to the rear that backs onto established woodland. There is a single garage with parking for multiple vehicles with further communal parking just in front of the chapel.

Viewing is essential to appreciate the high standard of this unique character property that offers rural views and a high degree of privacy, yet convenient location only a 50 minute drive from Shrewsbury and also the coast.

METHOD OF SALE

The property is offered for sale by private treaty for offers in the region of £475,000.

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 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 SY16 3HX (best travel route is via Newtown through Aberhafesp)
What3Words Reference: dairy.notices.studs

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.



