

# HAYLEY JACKSON

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**exp** UK



Bryn Derw, Llanrhaeadr YM, SY10 0JJ















Situated in an elevated position on the edge of the village, this most attractive period home enjoys views across the picturesque Tanat Valley, whilst also being within easy walking distance of local amenities. Rarely do properties strike such a perfect balance between convenience and timeless charm, yet this residence does so effortlessly. From the moment you arrive, it is clear that this is a home of character, space, and individuality. This is more than just a house – it is a lifestyle. A home that combines period character with generous proportions, modern convenience, and a truly special setting. To fully appreciate the quality of accommodation and the outstanding location, viewing is highly recommended.

The accommodation is filled with original charm, beginning with a welcoming reception hall that sets the tone for the rest of the house. Two principal reception rooms – a formal living room and a comfortable sitting room – both feature period detailing and generous proportions, offering ideal spaces for entertaining or quiet relaxation.

At the heart of the home lies a superb kitchen/dining/family room, beautifully designed for modern living while retaining a sense of heritage. The ground floor also includes a shower room, a snug/dining room and delightful garden room, could potentially serve as a ground floor occasional bedroom.

On the first floor, three generous double bedrooms are complemented by a large family bathroom with freestanding bath and a view of the orchard, thoughtfully laid out and brimming with natural light. Rising to the second floor, a private suite awaits – complete with bedroom, dressing room, and ensuite facilities – creating a luxurious and secluded haven for homeowners or guests.

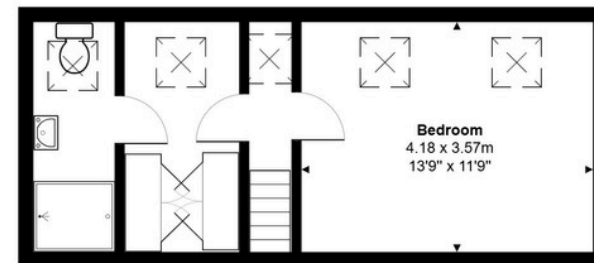
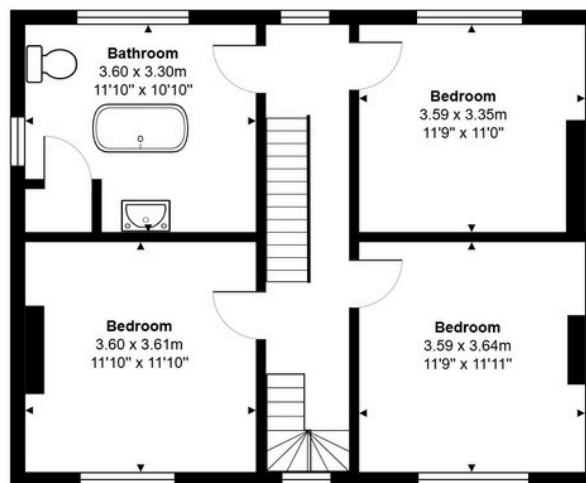
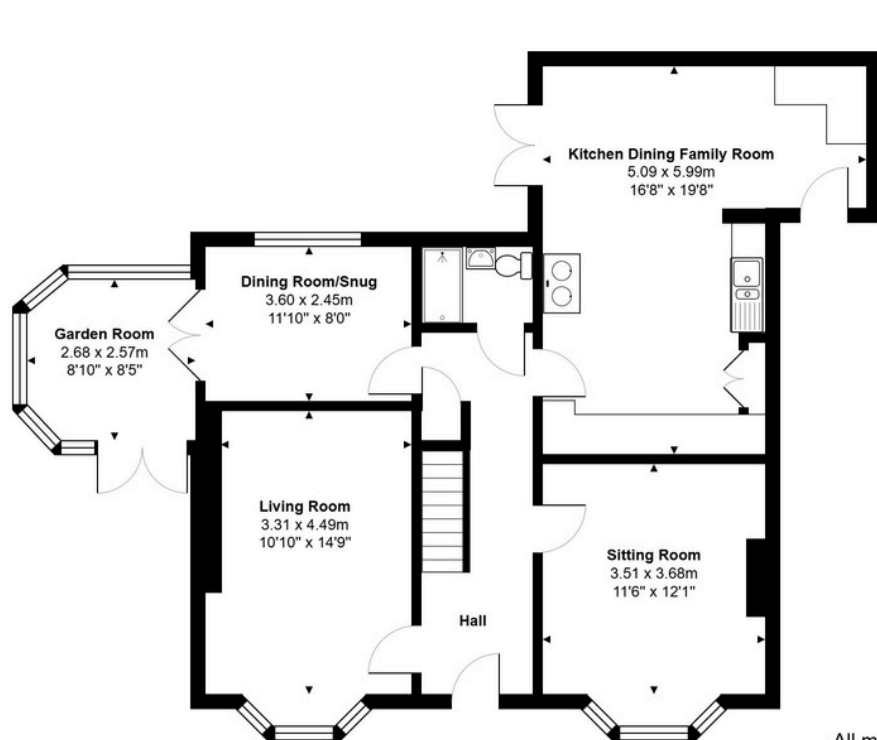
The external grounds are particularly impressive, extending to approximately 0.75 of an acre (or thereabouts). Lawns are framed by established planting and orchard areas, while a private courtyard provides a sheltered space for outdoor dining and entertaining. With ample parking, practicality is assured.

The property is warmed by oil-fired central heating, with double glazing throughout and some areas benefitting from secondary glazing. Available with no onward chain, it offers buyers a rare opportunity to secure a home of this calibre without delay.



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All measurements are approximate and for display purposes only

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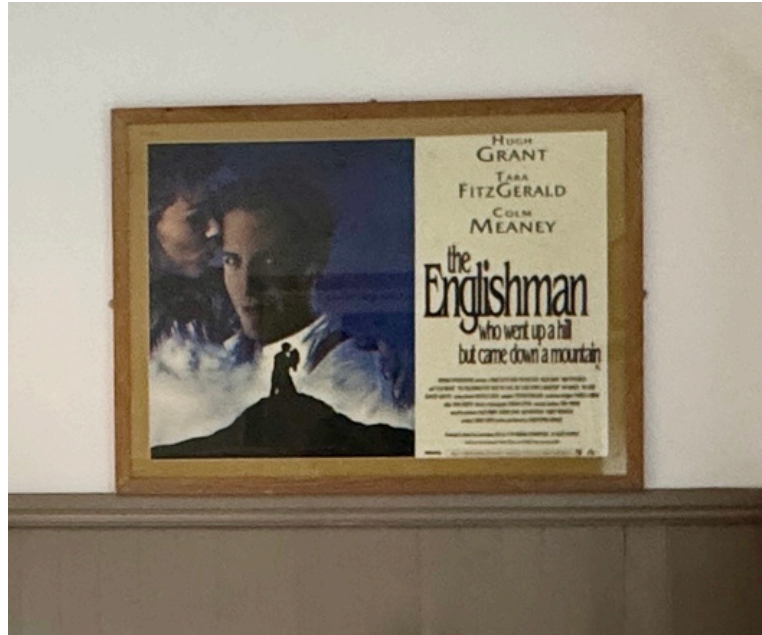
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**Council Tax Band** – Band F

Powys Council

**Tenure** – Freehold – Confirmation should be sought via a purchasers legal advisor.

**Services** – We understand that the property benefits from mains electricity, drainage and water, gas fired central heating.  
Confirmation should be sought via a purchasers legal advisor.



Notes – Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Viewing strictly via the property agent**



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