



LLYSWEN FARM, GUILSFIELD

Welshpool, Powys, SY21 9DS



A BEAUTIFULLY LOCATED FARM

A beautifully located mid Wales farm extending to 154 acres.



3



2



3

EPC

TBC

Local Authority: Powys County Council

Council Tax Band: E

Tenure: Freehold

Services: Mains water. Mains Electricity. Wood fired Boiler provides central heating. Private Drainage to septic tank.

Agents Notes: Please refer to the land plan showing the routes of public footpaths and Bridleways that cross the land.

Guide Price: £2,000,000

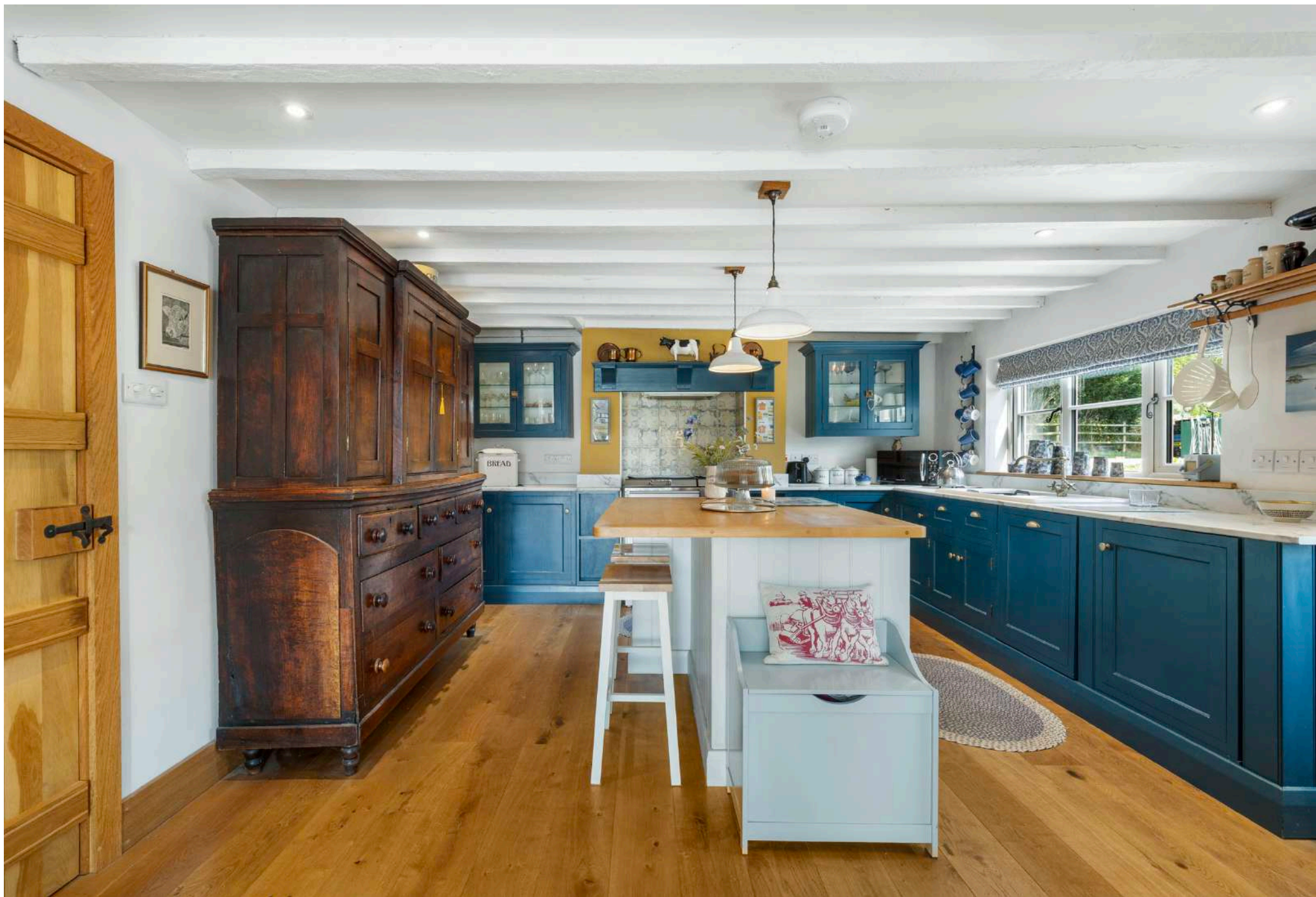


LLYSWEN FARM

A traditional farm that has historically been a dairy farm and now used for raising store cattle and sheep. A central yard with a good range of modern and traditional buildings sits within the block of land with the entire extending to 154.08 acres. A series of fields interconnect on both side of Llyswen Lane making it easy for the movement of stock.

A summary of the areas is available on request. The land is mainly grade 3a and 3b on the Wales Agricultural Land Classification map. The farm is not in in any stewardship schemes.









THE PROPERTY

The farmhouse has been beautifully renovated and provides excellent accommodation that includes two welcoming and impressive reception rooms with a farmhouse kitchen opening into a dining area and conservatory that, in turn, opens onto the gardens that lie to the side and rear of the house. There is also a downstairs shower room. Upstairs are three double bedrooms and a bathroom.

Easements, Wayleaves and Rights of Way:

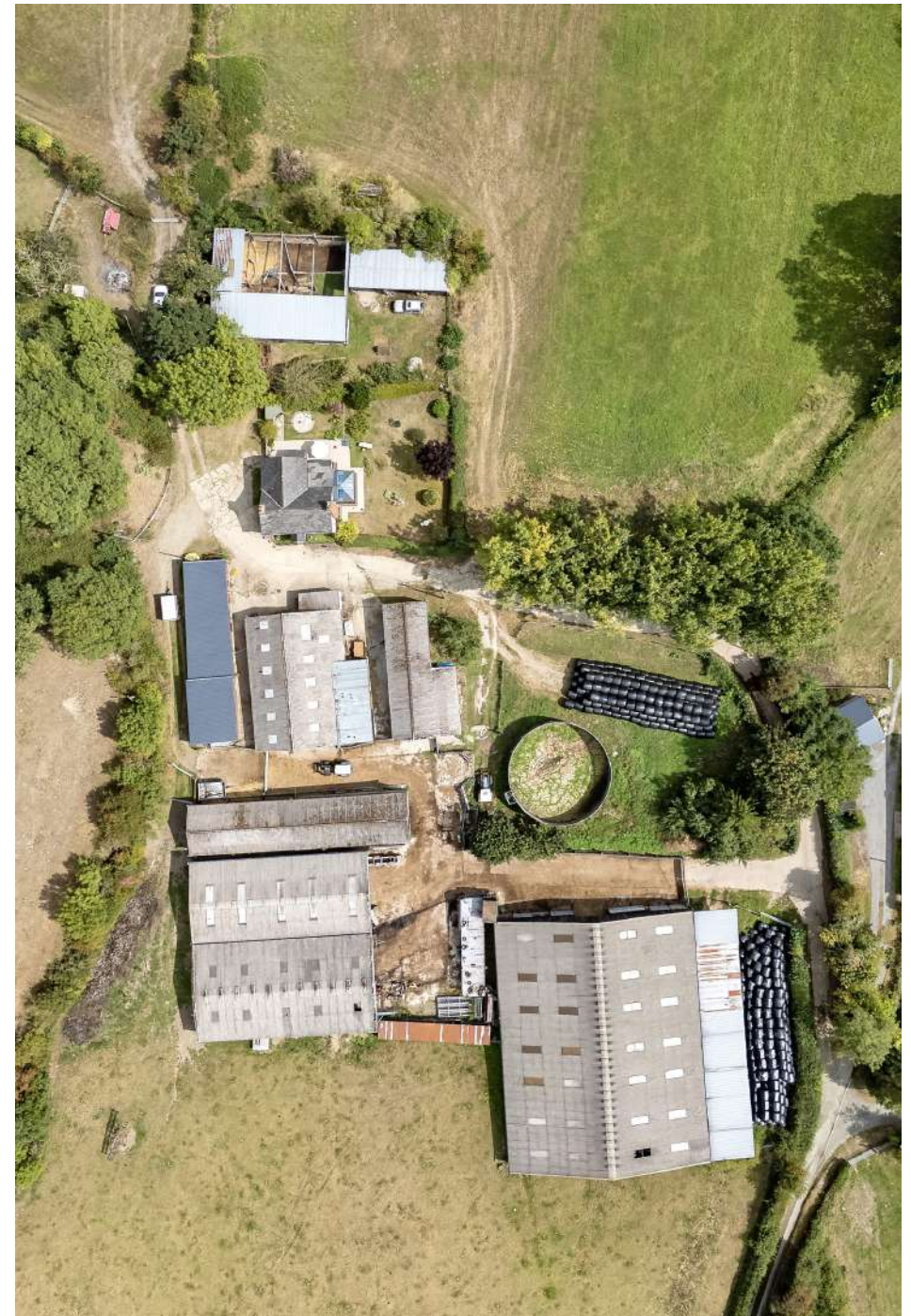
The property is sold subject to, and with, the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way, whether they are specifically referred to, or not.

Environment Stewardship and Basic Payment Scheme:

The land is not subject to any Country Stewardship Schemes. The Basic Payment Entitlements are included from the sale

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.





Location SJ 224 136
Scale 1:600 @ A4
Drawing No. Z25730-04
Date 07.10.25

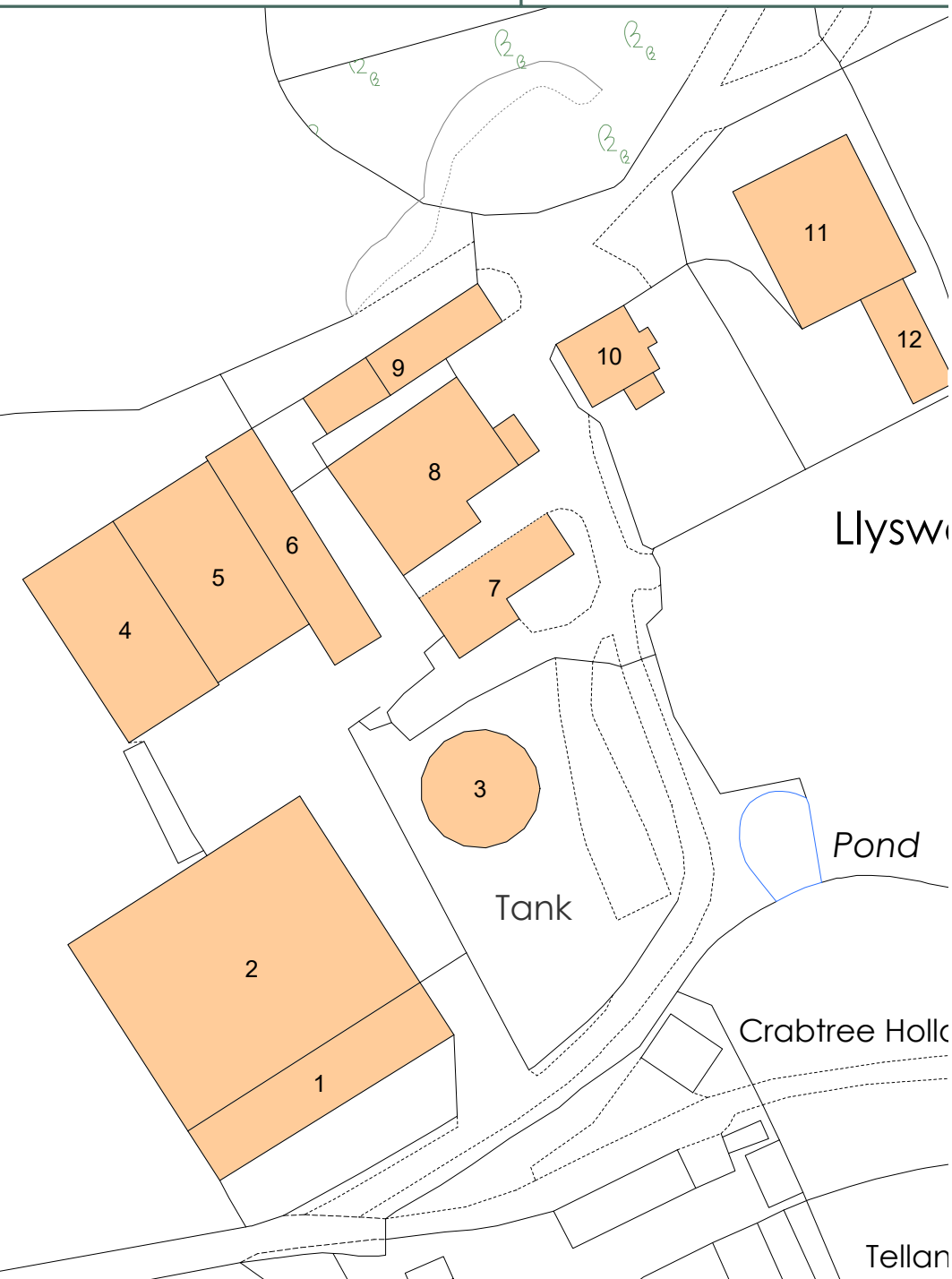


Total Area
62.32 hectares
(154.08 acres)

Llyswen Farm, Llyswen Lane, Guilsfield
Powys, Wales, SY21 9DS



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FARM BUILDINGS

1. Lean to
2. Cattle store - 94 cubicle
3. Slurry tank
4. Storage shed
5. Storage shed
6. Cattle store
7. Implement store and stables
8. Old Parlour
9. Brick barn / Stores
10. Farmhouse
11. Pole barn
12. Open fronted barn





LOCATION

Llyswen Farm is found to the north of the village of Guilsfield and the market town of Welshpool, in the upper reaches of the Severn Valley, and is surrounded by the rolling hills of Montgomeryshire. The market town provides an excellent range of local amenities, as well as a range of restaurants, local inns and cafés. A range of primary schools are available in the local area including Welshpool, Guilsfield and Leighton. Secondary schools in both the private and state sectors can be found at Welshpool, Shrewsbury and Oswestry. Road access is available to the north via the A483 to Oswestry. Welshpool has a station that connects back to Shrewsbury and the Midlands as well as to the Welsh Coast.

Directions (Postcode SY21 9DS)

The postcode does not take you to the property. It is located at the end of Llyswen Lane. Please use What3Words location - [///cleanser.words.chess](https://www.what3words.com/cleanser.words.chess)



Location: SJ 224 136
Scale 1:3,500 @ A3
Drawing No. Z25730-03
Date 24.09.25

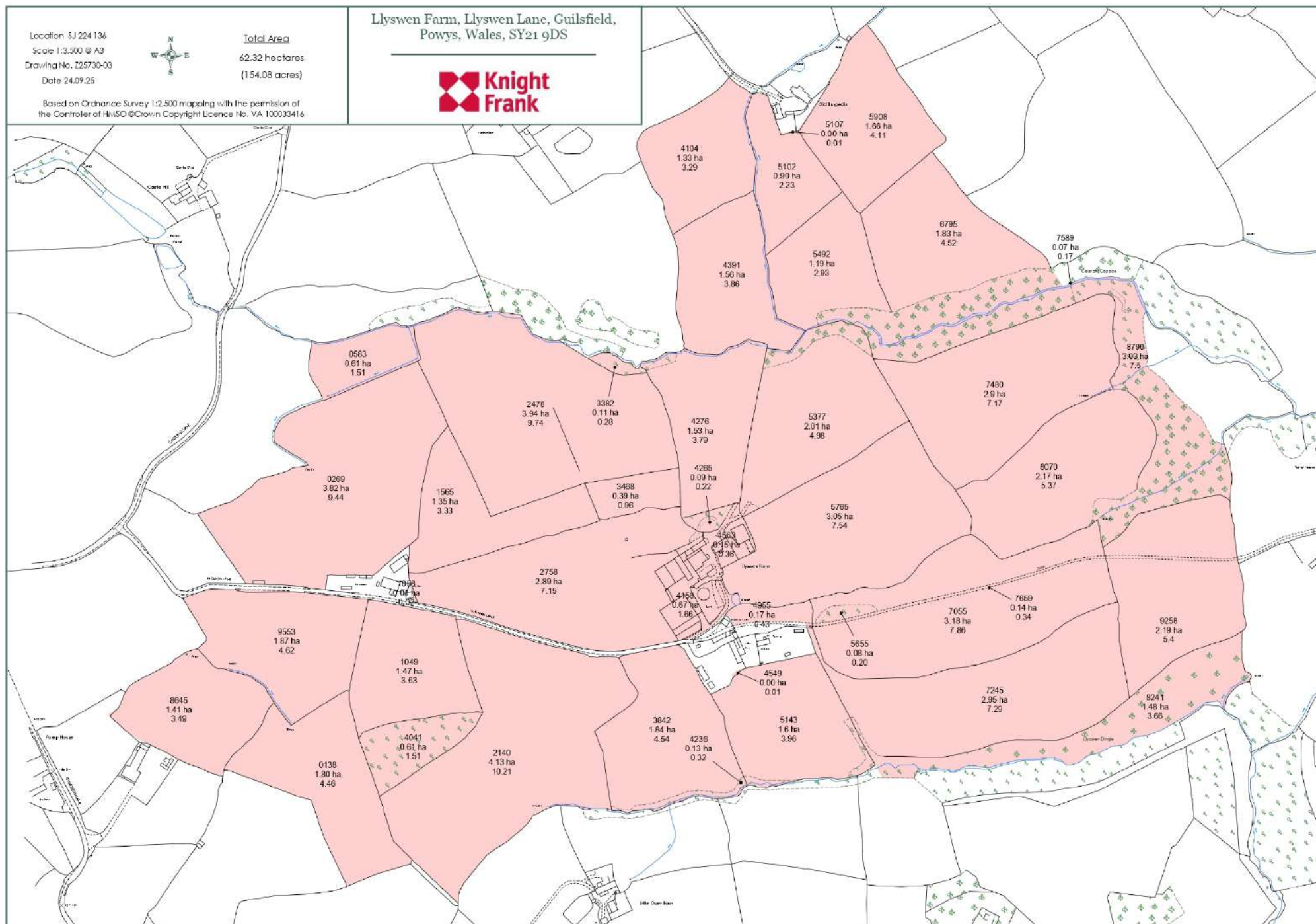


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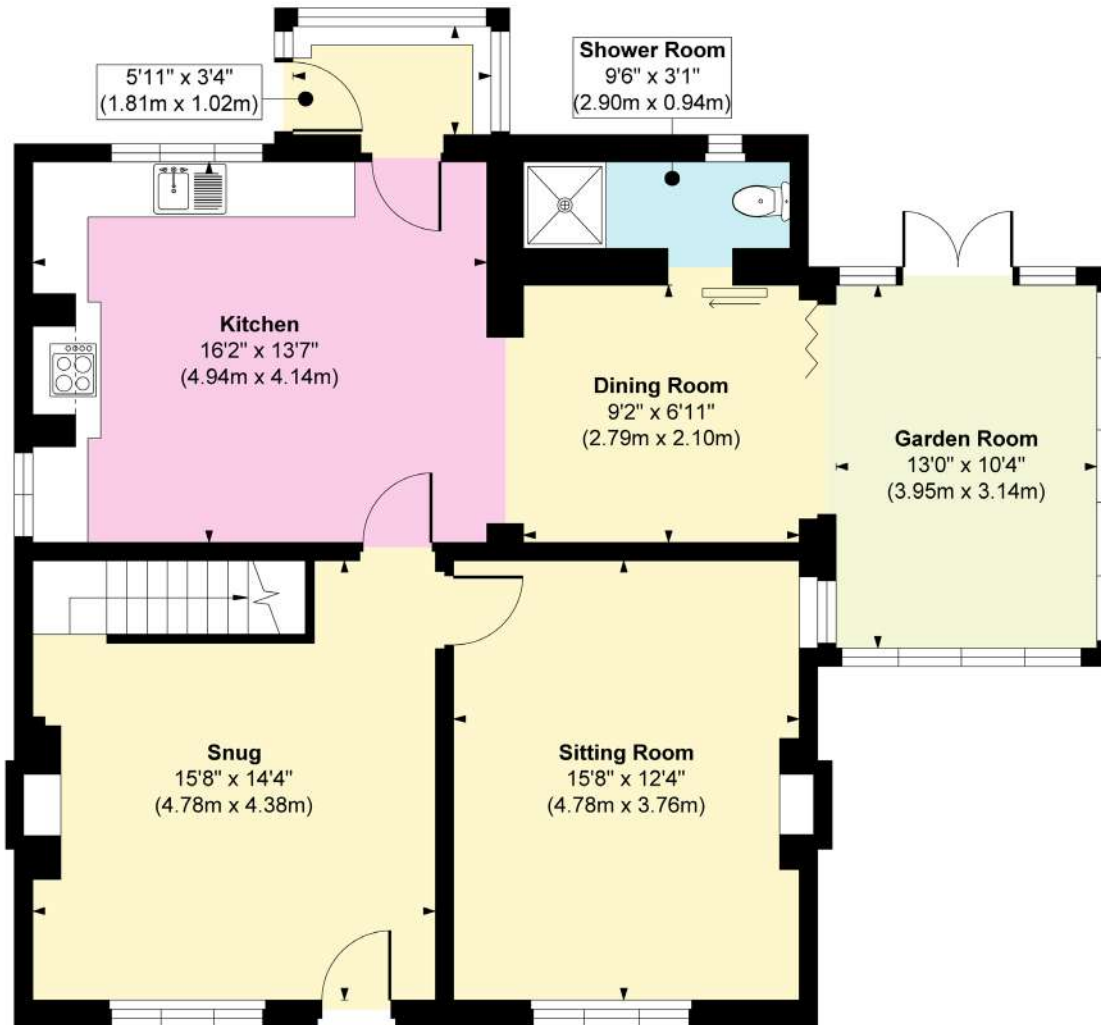
Llyswen Farm, Llyswen Lane, Guilsfield,
Powys, Wales, SY21 9DS



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Ground Floor
Approximate Floor Area
946 sq. ft
(87.92 sq. m)



First Floor
Approximate Floor Area
686 sq. ft
(63.77 sq. m)

Approx. Gross Internal Floor Area
Main House = 1632 sq. ft / 151.69 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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We would be delighted
to tell you more.

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