



Holters

Local Agent, National Exposure

Bronllys, Mochdre, Newtown, SY16 4JU

Offers in the region of £425,000



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Bronllys is a three-bedroom former farmhouse, tucked into the Mid Wales hillsides with wraparound cottage gardens and sweeping valley views. Set within an approx. 2.75-acre plot and brimming with original features, it is a home rich in character and history, certain to steal your heart.

Key Features

- Characterful Country Home in a Peaceful Setting
- Country Kitchen with Adjoining Utility & Large Storage Room
- Three Reception Rooms
- Three Double Bedrooms
- Family Bathroom & Downstairs Shower Room
- Brimming with Original Features & Spectacular Views
- Detached Stone Bothy offering excellent potential for redevelopment, subject to planning consent.
- Double Garage, Off, Road Parking & Private Drive
- Set in a plot of approx. 2.75 acres including Gardens, Orchards & Paddock
- No Onward Chain

The Property

Holters are delighted to present Bronllys, a truly special 19th-century former farmhouse on the edge of Mochdre village. Enjoying far-reaching valley views and set within approx. 2.75 acres, this much-loved home has been in the same family since 1983 and is now offered with no ongoing chain.

The accommodation is arranged over two floors, with period detail and original character throughout. You enter into the kitchen, currently compact but with space for a breakfast table. It adjoins a large storeroom, offering excellent potential to create a spacious kitchen-diner suited to modern family living. From the kitchen a utility room provides further workspace and a staircase to the first floor.

The main living room is a generous and welcoming space, with exposed beams, a substantial stone hearth housing a log burner, and wide windows framing the views. An adjoining study leads through to the dining

room, which retains a wealth of character with its beamed ceiling and outlook over the gardens — a room as suited to family meals as it is to more formal occasions. Beyond lies a porch that also serves as a practical boot room. A ground-floor shower room with washbasin and WC is also found on this level.

The first floor offers three bedrooms, each with its own character. The main bedroom is a generous space with a built-in cupboard and three windows, one of which frames the valley view. Two further double bedrooms each have their own character and enjoy views over the surrounding countryside. A family bathroom with bath, washbasin and WC is also found on this floor.

Outside, the cottage gardens wrap around the house, with lawns, established planting and several places to sit and take in the views. A patio area with a brick-built barbecue lies directly off the kitchen, making it an ideal spot for morning coffee or summer entertaining. The orchard includes a variety of fruit trees and berry bushes, a reminder of the property's long family ownership. In all, the gardens extend to around three-quarters of an acre.

At the lower end of the garden stands a detached stone bothy. This characterful building has two rooms on the ground floor, one with a fireplace and the other with stairs rising to the first floor. Above is a large room with windows looking out towards the valley. With vision and subject to planning consent, it offers clear potential as an annexe, holiday cottage or workspace.

A private driveway leads up to the property, providing off-road parking and access to a double garage at the top.

Across the lane at the head of the drive is a paddock of approx. two acres, included within the sale. Well-suited to smallholding use, keeping animals, or simply for rural pastimes, it adds valuable flexibility to the property.

Bronllys is a home full of character and history, set in a

peaceful position with views, gardens and land that make it truly special. It is the kind of property you can fall in love with — a private hideaway offering an escape to the country and a new chapter for its next owner.

The Location

Mochdre is a small rural village located just over three miles west of Newtown in Powys, Mid Wales. Surrounded by open countryside, farmland, and wooded hills, the village offers a peaceful setting while still being within easy reach of key amenities and transport routes. The community includes a mix of traditional and modern homes, and enjoys a quiet, spacious environment typical of the Mid Wales landscape.

One of the village's key features is The Dolau Inn, a well-known local pub and restaurant, popular with both residents and visitors. It offers a relaxed atmosphere, food, and regular events, helping to support a sense of community within the area.

Just a short drive away, Newtown provides a wide range of services including supermarkets, independent shops, cafés, medical centres, and leisure facilities. The town is also home to several schools and Newtown College, offering further education and training options. A mainline railway station connects Newtown to Shrewsbury, the Midlands, and beyond, making the area suitable for commuters or those needing regular access to larger towns and cities.

The nearby A489 gives convenient road access in both directions—eastwards to Welshpool and Shrewsbury, and westwards to Machynlleth and the coast. Mochdre's location is ideal for those who enjoy the outdoors, with walking routes, bridleways, and cycling opportunities all close by.

This combination of rural charm, access to services, and strong transport links makes Mochdre a practical and appealing location for a wide range of buyers, including those looking to relocate, invest, or enjoy a quieter pace of life without being cut off from day-to-day needs.

Heating

The property has the oil fired central heating.

Services

We are informed the property is connected to mains electrical services.

The property has a private water supply and drainage system

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Newtown - 4 miles
Llandinam - 5 miles
Shrewsbury - 35 miles
Aberystwyth - 44 Miles

What3Words

///stiletto.honeybees.braved

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you

agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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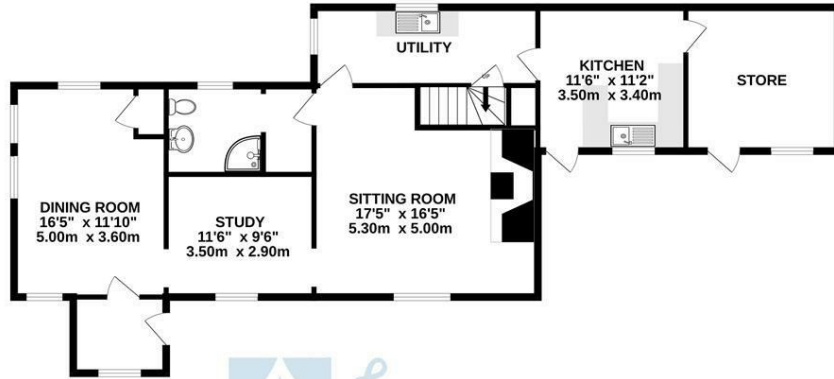


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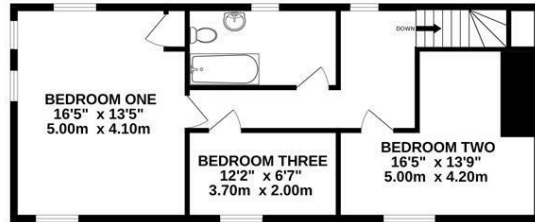


Line marking is for guidance only - please refer to Land Registry documents for accurate boundaries

GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.

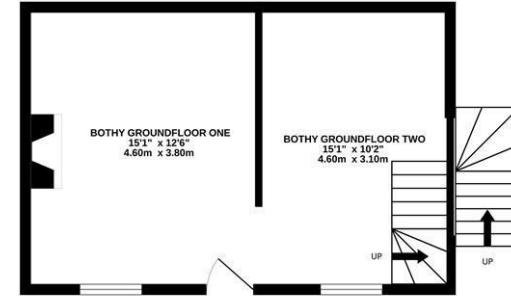


1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
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