



LLETY'R HEULEN

PEDAIRFFORDD | LLANRHAADR-YM-MOCHNANT | SY10 0AU

Halls ¹⁸⁴⁵



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Welshpool 16 miles | Oswestry 14 miles | Shrewsbury 31 miles | Chester 42 miles
(all mileages are approximate)

A Fantastic Welsh Stone House with Separate 2 Bedroom Cottage and 4.95 Acres

Substantial 3/4 -Bedroom Detached Contemporary House set within approx. 4.95 acres of amenity land
with separate 2 Double Bedroom Detached Cottage.

Versatile Outbuildings and Stables, currently utilised as stabling, with potential for conversion
Secluded rural location enjoying simply stunning 360 degree views of the Tanat Valley



Oswestry Office

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Shropshire, SY11 2SP

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

This Welsh stone detached house is a beautiful 4 bedroom property, exuding rustic charm nestled within the picturesque Tanat Valley. The heart of the home is the large open-plan, farm-style kitchen and dining area, perfect for entertaining or family meals. The kitchen is a spacious and has wooden beams, vaulted ceilings, stone features, and modern appliances, blending traditional design with contemporary comforts.

A conservatory extends from the house, offering breathtaking 180-degree views of the surrounding rolling hills and lush countryside, flooding the space with natural light.

Adjacent to the main home is a double garage, providing ample parking and storage and loft space useful for office or gym.

In addition to the main house, there is a separate 2 bedroom cottage, perfect for relatives and family members, guests or potential rental opportunities. This secondary dwelling is cozy and self-contained, mirroring the charm of the main house.

The property also boasts large well-maintained stables and multiple outbuildings, ideal for equestrian enthusiasts or those needing additional storage or workspace and workshops.

The 4.95 acres of land surrounding the property offer vast open spaces, perfect for outdoor activities, gardening, or keeping animals, with stunning views of the idyllic Tanat Valley from every angle.

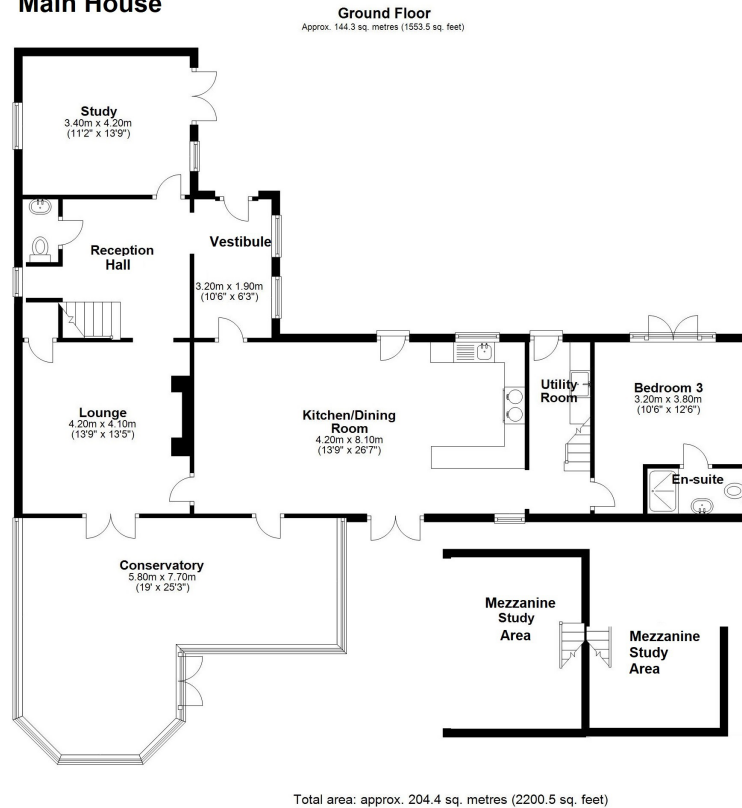
SITUATION

Pen Y Bont Fawr is a traditional small Welsh village, situated in idyllic countryside and peaceful surroundings. The village itself has a great primary school village shop and pub. Pen Y Bont is just a 16 mile drive to Oswestry and 18 miles from Welshpool

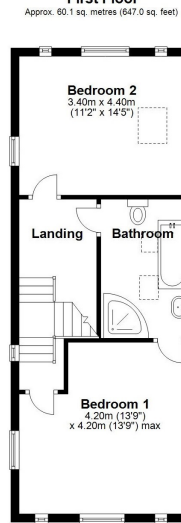
SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ysgol Pennant, Llanfyllin High School and Primary, nearby in Oswestry Marches High School, Oswestry Private School and Morton Boarding school.

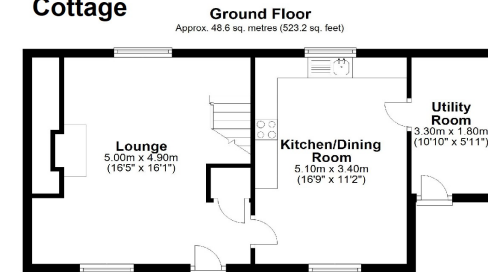
Main House



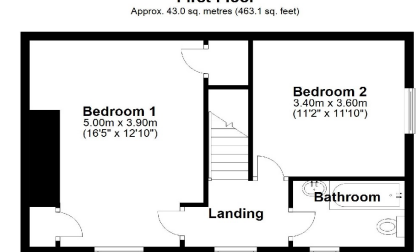
First Floor



Cottage



First Floor





MAIN HOUSE

The property, has been built with traditional Welsh stone, with the two stand out rooms being the lovely open plan kitchen and the stunning conservatory which can be used all year round and takes in the stunning hilltop views.

The ground floor, which is entered via attractive dining area or through a most useful Boot Room, also comprises of the very large vaulted open Kitchen/Diner with a maisonette study, conservatory, lounge with large multi fuel log burner, study and bedroom with ensuite

A staircase leads from the Reception Hall to a feature landing which, in turn, offers access to Bedrooms and a Jack & Jill Bathroom.

There is also a Large double garage with huge storage space, up and over doors and has both electric and water. The standout feature of the garage is the large space upstairs which has a multitude of potential uses such as working office or home gym.



SEPARATE COTTAGE

Also included in the title a charming two-bedroom Welsh stone cottage with a rustic exterior and a cozy interior. Inside, the farmhouse-style kitchen features granite work tops, quarry tiled floor, a Belfast sink, and space for a large wooden dining table.

The living room centres around a large stone fireplace with a log burner, perfect for a cozy atmosphere. Upstairs, the two bedrooms are spacious and tidy with lots of natural light and the bathroom has a great bathtub perfect for relaxing after those long walks and autumn nights.

The cottage is currently used as a Holiday let. The cottage also lends itself to a self-contained annex or long term let.





OUTBUILDINGS

A large stable block with electric power offers ample space for a variety of different animals from Horses, Donkeys and Alpacas with sturdy wooden construction.

Each stall is spacious, well-ventilated, and equipped with lighting and outlets for grooming equipment. The stable also includes a tack room, feed storage area, and a wash bay, all powered for convenience. Alongside the stable block are three large wooden outbuildings with metal frames, providing extra durability.

These versatile structures could serve as equipment storage, workshops, or additional shelter for animals. The buildings are spacious, functional, and blend well with the rural surroundings.

LAND

The 4.95 acres of amenity land is ideal for grazing animals, grassy terrain and secure boundaries. It also offers great potential for holiday lodges, with ample space and stunning valley views, making it perfect for rural tourism development.



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Tel: 01597 827460

SERVICES

We understand that the property has the benefit of private water supply, a private drainage system and mains electricity.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words /// asleep.finest.repaying

Proceed from Oswestry along the A483 towards the Llyncllys crossroads at which take the right turn at The White Lion on to the A495. Follow the road onto the B4396 and through Pen Y Bont. Proceed and just before the Tanat Valley Bus Depot turn left and continue along the B4396. Continue over the first bridge and on arriving at the second bridge over the river take a sharp immediate turning left. Proceed where the property will be identified by the Agent's for sale board.



BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

Right of Way for Post men to walk from one property to another but hasn't been used in years.



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.

