



# PLAS YN LLAN

LLANRHAEDR YM MOCHNANT | POWYS | SY10 0JN









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Llanfyllin 8 miles | Oswestry 9 miles | Shrewsbury 23 miles | Chester 42 miles

(all mileages are approximate)

## A FORMER COACHING INN WITH TWO EXCEPTIONAL ANNEXES IN THE HEART OF A VIBRANT VILLAGE

- Historic former coaching inn
- Spacious main house
- Converted barn annex
- Attached stable annex
- Beautiful French inspired courtyard garden
- Hidden wildlife garden to the rear
- Gated private drive
- Located in the heart of Llanrhaeadr Ym Mochnant



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Plas Yn Llan represents a rare opportunity to acquire a historic and exceptionally versatile residence in one of North Wales' most sought-after rural village settings. Originally a Georgian coaching inn, the property has been sympathetically restored, retaining its rich heritage while incorporating a series of bespoke enhancements and modern comforts across three distinct dwellings.

At the heart of the property lies the elegant main house, offering six bedrooms, multiple reception rooms, and a wealth of original features — from exposed beams and sash windows to a showstopping central fireplace and the arched brick ceiling of the former brewery kitchen. The residence flows effortlessly from formal entertaining areas to cosy family spaces, with direct access to the French inspired courtyard and rear gardens.

The estate is further enhanced by two exceptional annexes. A fully detached converted barn, now a high-spec one-bedroom residence, features a Kenton Jones handmade kitchen, oak and glass staircase, floor-to-ceiling bookcase wall, underfloor heating, and 11 solar panels, blending contemporary design with environmental responsibility. The second annex, a charmingly converted stable, offers an intimate retreat with mezzanine bedroom, sunken bathtub, and its own Esse wood-burning range, making it ideal for guests, holiday lets or extended family living.

Externally, the home is surrounded by a peaceful, landscaped courtyard and a more secluded wildlife garden, all privately enclosed and accessible via a gated drive with ample parking. Additional buildings include a detached garage and boiler room, offering further practicality.

This is a home of genuine character and flexibility — ideal for multi-generational living, lifestyle business use, or as a country escape with superb potential for income generation

## SITUATION

The property is positioned within the picturesque village of Llanrhaeadr Ym Mochnant, known for its strong community, independent shops, cafes, pubs, and proximity to the spectacular Pistyll Rhaeadr waterfall and Berwyn Mountains. Surrounded by beautiful countryside, the village also benefits from practical amenities including a butcher, convenience stores, a primary school, and a medical centre, making it ideal for both full-time residence and weekend retreats.



## SCHOOLING PRIMARY EDUCATION

Ysgol Gynradd Llanrhaeadr Ym Mochnant is the village's dual-stream (Welsh and English) primary school, located just a short walk from the property. The school fosters a familial and friendly Welsh ethos, encouraging creativity, health, confidence, and collaboration among its pupils. The school benefits from its proximity to the natural landscape, including the nearby Pistyll Rhaeadr waterfall, which is integrated into its educational vision.

## SECONDARY EDUCATION

For secondary education, Ysgol Llanfyllin is the nearest all-through school, catering to students aged 3 to 18. Located approximately 8 miles from Llanrhaeadr Ym Mochnant, it covers a comprehensive curriculum and has a strong reputation for academic achievement and extracurricular activities. The school provides both English and Welsh-medium education streams, accommodating a diverse student body.



## PROPERTY

Plas Yn Llan is an exceptionally characterful and versatile village residence, comprising a beautifully restored six-bedroom former coaching inn, a luxury converted barn annex, and a second self-contained annex — all set around an exquisite French-inspired courtyard. The property offers an outstanding combination of architectural heritage, lifestyle flexibility, and elegant modernisation, with scope for multigenerational living, guest accommodation, and income potential.

The main house is a true celebration of its historic roots. Arranged over three floors, the accommodation includes six bedrooms, three reception rooms, a brewery-style kitchen, and a number of bathrooms, cloakrooms, and attic spaces. Original features abound — from 18th-century stone lintels, quarry tiled and slate flagged floors, exposed beams, and sash windows, to the extraordinary arched brick ceiling in the former brewery, now repurposed as the kitchen.

The principal living room centres around a vast stone fireplace, set prominently in the middle of the room and housing a wood-burning stove. This space flows effortlessly into a library-style area and offers a warm yet impressive setting for everyday living and entertaining. The second reception room — formerly the inn's dining hall — features banquet-style proportions, comfortably seating 12–13 guests, with a central chimney breast, exposed beams, and characterful period flooring. A more intimate snug, with fireplace and garden views, offers a relaxed retreat adjacent to the main living spaces.

The kitchen, once the estate's brewery, retains its atmospheric vaulted brick ceiling, with slate flooring, Belfast sink, and rustic worktops completing the aesthetic. It is supported by a pantry/utility room, while a rear hallway leads directly into the courtyard.

Upstairs, the first floor offers three spacious bedrooms including a primary suite with ensuite and reconfiguration potential, along with a family bathroom and separate WC. The second-floor houses two attic bedrooms, plus an unconverted attic room — ideal for storage or further development.

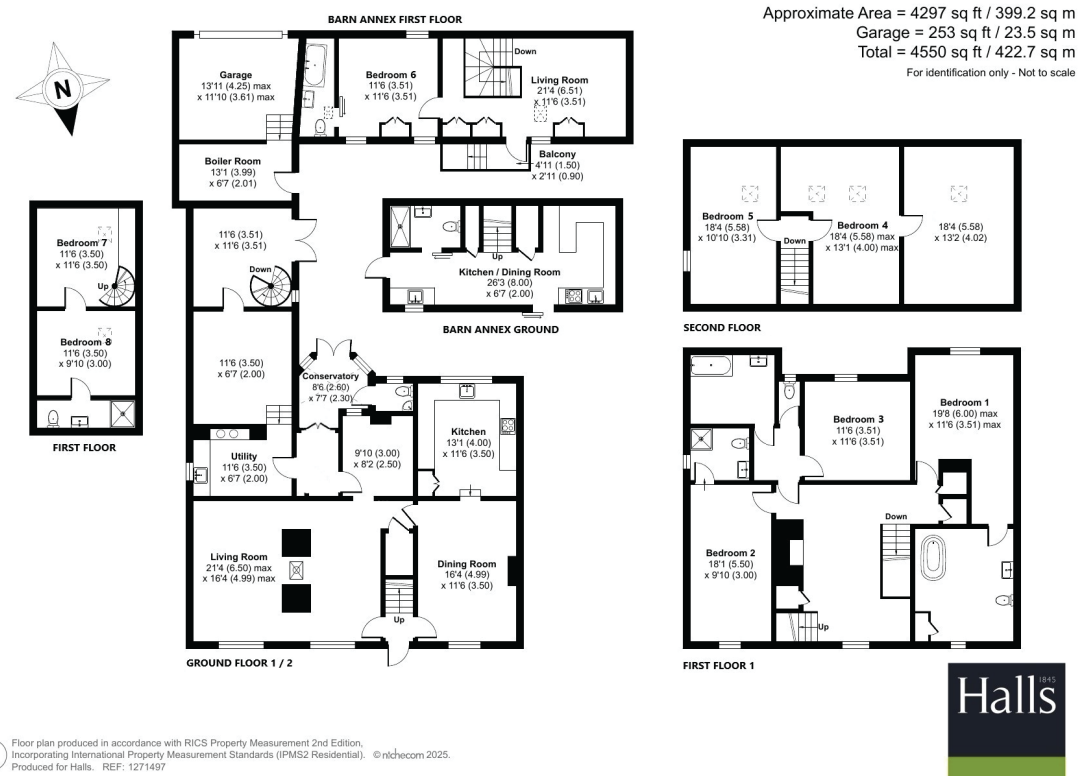
At the heart of the property lies the French-inspired courtyard, paved in slate and enclosed by espaliered pear trees, climbing roses, and Mediterranean planting. A true sun-trap, this elegant space is arranged around multiple seating zones, with a greenhouse and outdoor lighting offering exceptional usability throughout the seasons.

Across the courtyard stands the converted barn, a detached one-bedroom residence of remarkable quality. Renovated to modern building standards, the barn features an open-plan living space with a Kenton Jones handmade timber kitchen, a dramatic oak and glass staircase, and a stunning floor-to-ceiling library wall complete with sliding ladder and hidden television. Upstairs, a mezzanine bedroom enjoys elevated views and access to a sleek ensuite bathroom. A ground floor shower room, underfloor heating, and 11 roof-mounted solar panels complete the specification, making the barn highly efficient, luxurious, and well-suited for guests, rental, or personal use.

Adjoining the main house is a converted former stable, now a self-contained one-bedroom annex. Inside, a spiral staircase leads to a mezzanine bedroom with a sunken bathtub under Velux windows, creating a restful and atmospheric space. Heated and supplied with hot water by a traditional Esse wood-burning stove, this annex is full of charm and perfectly suited to short stays, letting, or family accommodation.

Completing the estate is a stone-built detached garage and boiler room, offering parking for 1 vehicle and generous storage. The driveway has room for a further 4–5 vehicles to park. A wildlife garden sits quietly behind the annexes, offering a naturalistic and tranquil retreat, completing this outstanding home.

Plas Yn Llan is a rare combination of heritage architecture, flexible living space, and village lifestyle — a truly unique offering in the Powys countryside.





## OUTBUILDINGS

The property benefits from a detached garage with space for 1 vehicle, an integrated boiler room housing the oil-fired central heating system, and various storage options. There is also gated access to the barn, annex, and rear parking area.

## GARDENS

The gardens at Plas Yn Llan are a beautifully considered extension of the home's charm and lifestyle appeal. At the centre of the property lies a French-inspired courtyard, thoughtfully landscaped to provide an enclosed, sun-soaked sanctuary. Laid in slate paving and bordered by espaliered pear trees, climbing roses, and Mediterranean-style planting, this elegant outdoor space is ideal for entertaining, outdoor dining, or simply unwinding. Several seating areas are arranged to follow the light throughout the day, while a greenhouse offers seasonal growing opportunities.

Beyond the courtyard, a more naturalistic space unfolds — the wildlife garden. Secluded and serene, it offers a private haven filled with native planting, informal pathways, and a quiet atmosphere perfect for reflection or watching nature. This area provides a soft contrast to the formal courtyard, expanding the property's appeal for gardeners, nature lovers, and families alike.





## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE AND 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 Council, County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

## SERVICES

We are advised that the property is connected to mains electricity, mains water, and mains drainage. The main house is heated via an oil-fired central heating system, located in the detached boiler room. The converted barn annex benefits from underfloor heating and is supported by 11 roof-mounted solar panels, contributing to energy efficiency. The attached annex (former stable) is heated and supplied with hot water via an Esse wood-burning range.

## RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## COUNCIL TAX

Plas Yn Llan is registered under Council Tax Band G (Powys County Council).

## BOUNDARIES, ROADS AND 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.

## DIRECTIONS

What3Words: [///crowds.during.committee](https://www.what3words.com/#!/crowds.during.committee)

From Oswestry, take the A483 toward Welshpool and turn right at Llynclys at the White Lion Inn. Follow signs for Llanrhaeadr Ym Mochnant. Upon entering the village, the property is located on Market Street, on the right-hand side

## 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.



