



HAFOD

PENRHOS | LLANYMYNECH | SY22 6QQ





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Oswestry 10 miles | Wrexham 25 miles | Shrewsbury 28 miles | Chester 35 miles
(all mileages are approximate)

AN EXCEPTIONAL ARCHITECT-DESIGNED ECO HOME SET IN 0.6 ACRES
WITH PANORAMIC RURAL VIEWS

Contemporary Styling with Thoughtful Finishes
Efficient Underfloor Heating Across Ground Floor
Beautifully Landscaped South-Facing Gardens
Detached Double Garage with Versatile Loft Space
Secluded yet Accessible Countryside Location



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hafod is an exceptional, architect-designed rural residence offering a rare combination of elegant modern living, eco-conscious construction, and complete countryside serenity. This striking home was self-built by the current owner to a high standard of design and efficiency, and it sits within approximately 0.6 acres of landscaped gardens with panoramic views over rolling fields.

A true one-off, the property blends form and function seamlessly, with underfloor heating throughout the ground floor, high-performance glazing, and future-ready infrastructure for solar energy.

SITUATION

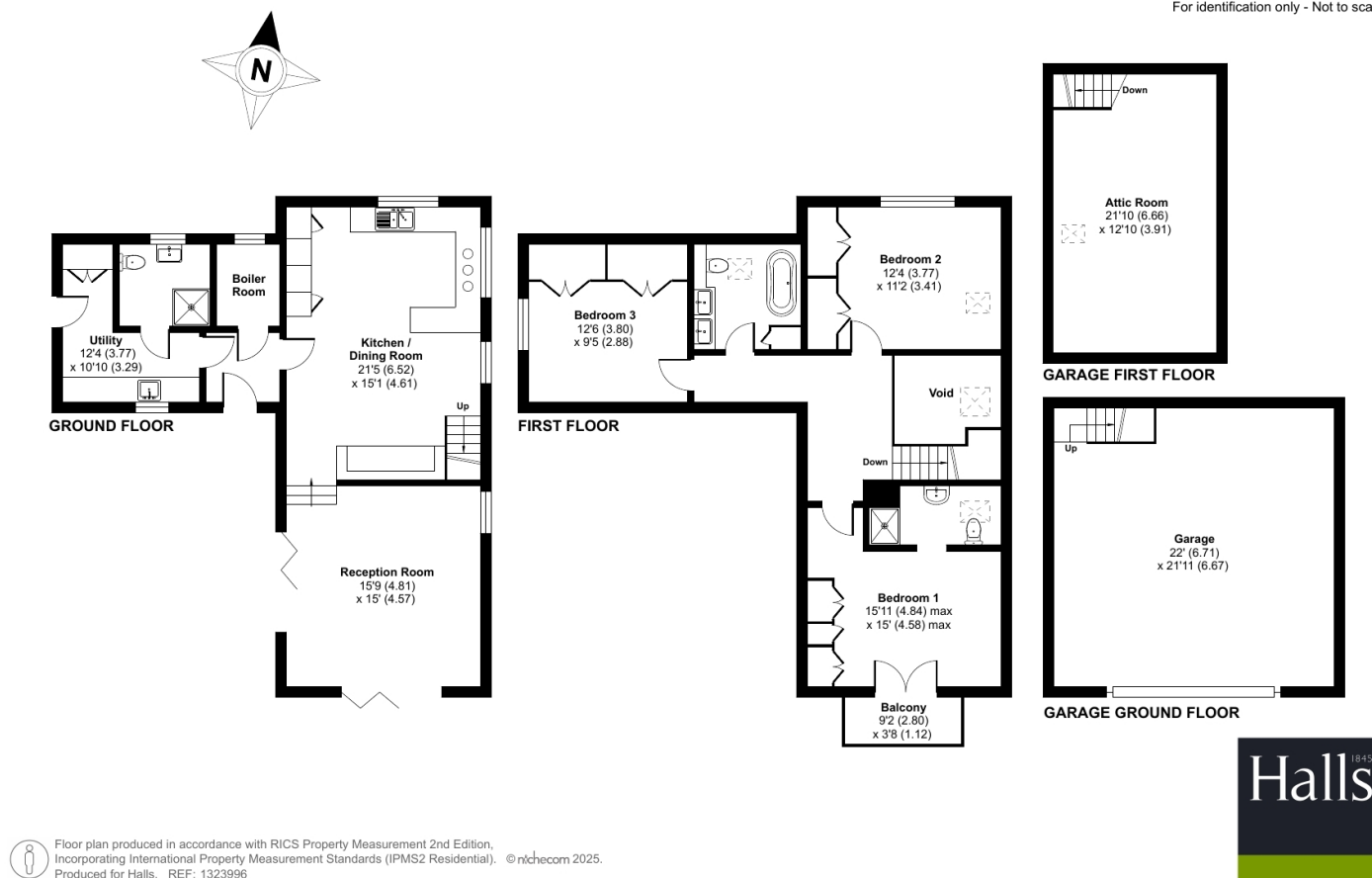
Nestled in the peaceful hamlet of Penrhos, just outside the village of Llanymynech in Powys, Hafod enjoys a tranquil rural setting with far-reaching views. Despite its seclusion, the property is within easy reach of essential amenities, local shops, and transport links to Oswestry and Shrewsbury.

A public footpath, identified by a stile in the boundary fence, crosses the far corner of the property and leads to the adjoining road. To the seller's knowledge, it has not been used for over 35 years.

PROPERTY

Internally, Hafod is bright, spacious, and thoughtfully arranged across two floors. At the heart of the home is a generous open-plan kitchen and dining area, finished with sleek cabinetry and flooded with natural light from bi-fold doors that open directly onto the sun-drenched patio.

Adjoining this space is the beautifully appointed reception room, where large glazed doors open out to both the main patio and a separate south-facing balcony, creating a seamless connection between interior living and the outdoors.



A striking contemporary wood-burning stove serves as a warm, architectural focal point. The separate utility room includes access to a ground-floor shower room, making it an ideal entry point for washing off after long countryside walks or outdoor activities.

The first floor hosts three well proportioned bedrooms, including a serene principal suite with built-in wardrobes and a sleek en-suite shower room. French doors open from the principal

bedroom onto a private balcony, offering sweeping views of the garden and surrounding countryside. Two further bedrooms provide ample space for family or guests.

Serving the upper floor is a stunning family bathroom featuring a freestanding bathtub, modern sanitaryware, and elegant styling. Design highlights include a handcrafted staircase, and vaulted ceilings with Velux windows.



ENERGY EFFICIENCY

The property has been architecturally designed with a strong emphasis on thermal efficiency, incorporating high levels of insulation, airtight detailing, and energy-efficient construction techniques. These elements, combined with features such as high-performance glazing and underfloor heating, contribute to extremely low running costs and year-round comfort.

GARDENS & OUTBUILDINGS

Outside, the south-facing garden wraps around the home and is carefully landscaped to provide a balance of beauty and practicality. A spacious stone patio leads from the kitchen and is perfect for alfresco dining or summer entertaining, complete with a dedicated BBQ area. Raised beds and mature planting blend harmoniously with the surrounding countryside, and a generous lawn provides space for recreation or play.

To the side of the property is a detached double garage with electric doors. Above it, an attic room currently serves as a workshop, but could easily be converted to a studio or home office, subject to consents. Additionally, a former workshop building in the garden has already been prepared for future development and presents scope for conversion or extension. The gravelled driveway provides ample off-road parking and enhances the property's sense of arrival and privacy.

SCHOOLING

The area offers access to a range of respected local schools. Arddleen C.P. School is a popular choice and rated Good by Estyn, with three further primary schools also located nearby. For secondary education, Welshpool High School, Llanfyllin High School, and The Marches School in Oswestry all enjoy strong reputations and benefit from local transport links.

Independent options such as Moreton Hall, Oswestry School, and Ellesmere College are also within easy driving distance—making Hafod a great choice for families seeking both rural living and a wide selection of schooling opportunities.

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.

SERVICES

The property is connected to mains electricity and water. Drainage is via a shared private treatment plant. Central heating is oil-fired, with underfloor heating throughout the ground floors.

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH.

Telephone: 01938 553001

COUNCIL TAX

Council Tax Band – E



DIRECTIONS

From Llanymynech, take the A483 south towards Arddleen. After approximately one mile, turn left into Penrhos. Follow the road through the hamlet, continuing for around 200 metres past the last cluster of houses. Hafod will be found on the left-hand side,

marked by a timber gate and gravelled driveway.

W3W: //grapes.string.brink

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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



