



TYDDYN UNCORN

BRITHDIR | LLANFYLLIN | SY22 5HD





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Oswestry 13.7 miles | Wrexham 29.6 miles | Shrewsbury 27 miles | Chester 41 miles
(all mileages are approximate)

A SPACIOUS AND VERSATILE FOUR-BEDROOM COUNTRY HOME WITH
PANORAMIC VIEWS, LANDSCAPED GARDENS, AND GATED PARKING
— ALL IN A PEACEFUL RURAL SETTING

Four bedrooms with flexible layout ideal for families or multi-generational living
Impressive open-plan kitchen/dining/living space with island and countryside views
Dual-aspect lounge with log burner and sliding doors onto raised terrace
Gated drive, carport, garage and detached workshop
Exceptional panoramic views over the Tanat Valley and Berwyn foothills



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Tyddyn Uncorn is a substantial and immaculately presented four-bedroom detached residence, set in a superb elevated position with wonderful panoramic views of the surrounding countryside. This spacious and versatile home offers over 2,600 sq ft of accommodation, ideal for multi-generational living, large families or those seeking flexible space for home-working.

Enjoying a quiet yet accessible rural setting, this is a rare lifestyle opportunity in a picturesque corner of the Welsh Borders.

SITUATION

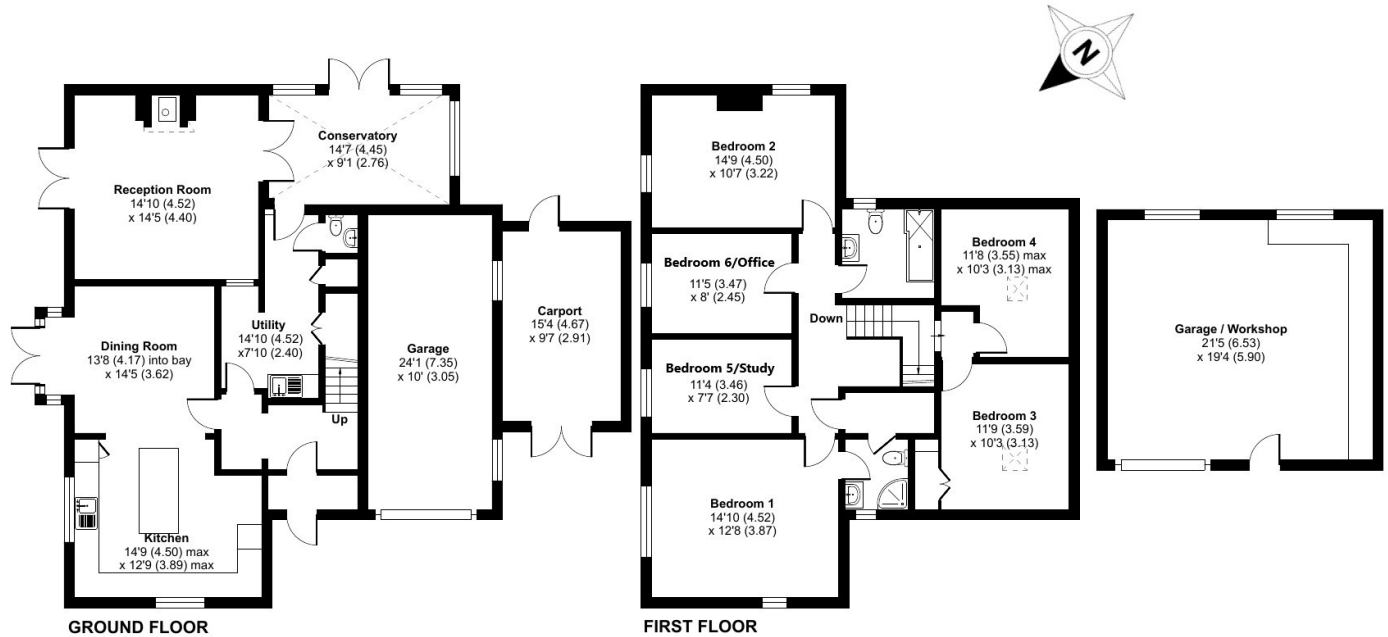
Tyddyn Uncorn is located in a peaceful and scenic setting just outside the village of Llanfyllin, nestled among rolling hills and open countryside. The property enjoys excellent privacy and open views, yet remains within easy reach of local amenities including a village shop, pub, primary school and church.

Oswestry is approximately 14 miles away and offers a comprehensive range of shops, schools, restaurants, and healthcare facilities. Road links via the A483/A5 provide access to Shrewsbury, Welshpool, Wrexham and Chester. The area is known for its outdoor lifestyle, with immediate access to footpaths, bridleways and breathtaking landscapes.

PROPERTY

Internally, Tyddyn Uncorn offers a generous and well-designed layout, providing flexible living space ideally suited to families, remote workers, or those needing multi-functional rooms.

The ground floor includes a welcoming entrance hallway, a spacious dual-aspect living room with sliding doors to a raised terrace, and a feature fireplace with log burner. The adjoining conservatory enjoys uninterrupted countryside views and offers a relaxing additional



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1329333

reception space.

At the rear of the property is a large open-plan kitchen, dining and family room. The kitchen is fitted in an oak shaker style with ample cabinetry, granite-effect worktops, integrated appliances, and a central island. French doors from the dining area open out to the rear terrace, making it ideal for entertaining. A separate utility room, cloakroom WC and under-stairs storage complete the practical ground floor.

Upstairs, the accommodation includes four generously sized bedrooms, each with pleasant outlooks and room for freestanding furniture. In addition, there are two dedicated office/study spaces, offering an ideal setup for remote working or creative hobbies. A well-appointed family bathroom and an additional shower room serve the upper floor.

The layout is bright and adaptable, with excellent potential for multigenerational living.

Approximate Area = 2012 sq ft / 186.9 sq m (excludes carport)

Garage = 653 sq ft / 60.6 sq m

Total = 2665 sq ft / 247.5 sq m

For identification only - Not to scale

Halls



GARDENS

The property sits in a generous and beautifully landscaped plot with sweeping lawned gardens bordered by mature hedgerows, stone walls and flower beds, all designed to complement the surrounding views of open countryside and rolling hills. A raised composite decked terrace, accessible directly from the main living areas, provides a superb outdoor seating area from which to enjoy the uninterrupted scenery.

GARAGE/WORKSHOP

To the rear of the house is a large gravelled courtyard with a dry-stone retaining wall, offering additional parking or recreational space, alongside a superb detached steel-framed garage/workshop. Fitted with a remote-controlled electric door, this impressive space has been thoughtfully designed and meticulously maintained—ideal for car enthusiasts or those in need of a high-quality workshop with excellent storage and workspace.

To the front, an electric-powered gate opens onto a generous driveway providing ample parking and access to the house and side storage area. The whole plot feels private, well-maintained and extremely functional—ideal for families, remote workers, or those seeking countryside space with practical and versatile outbuildings.

SCHOOLING

The property is within easy reach of well-regarded schools including Llanfyllin High School, which offers both primary and secondary education.

A wider selection of primary schools can be found in the surrounding villages, while independent options such as Oswestry School, Moreton Hall, and Ellesmere College are also within comfortable driving distance.

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

We understand that the property has the benefit of mains water and electricity. Drainage is provided to a private system, and the central heating is oil-fired via a private supply.

LOCAL AUTHORITY

Powys County Council, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

Tel: 01597 827460.

COUNCIL TAX

Council Tax Band – G

EPC

Rating - D.



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.

DIRECTIONS

What3Words: ///teaching.armrests.behaving

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.



