



Roger  
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& Partners

Tan-Y-Pistyll Llanrhaeadr Ym Mochnant, Oswestry,  
SY10 0BZ



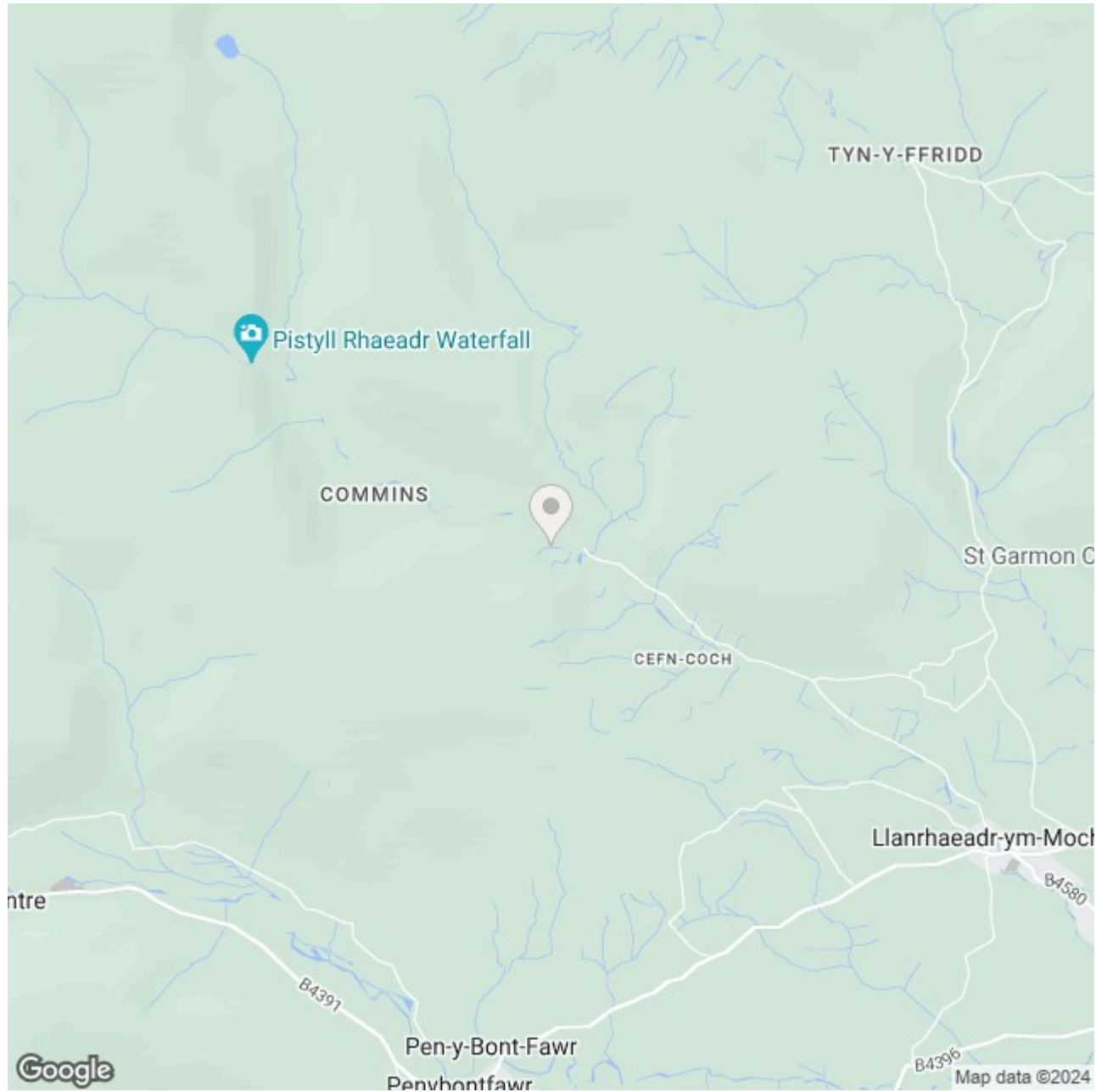
Tan-Y-Pistyll Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BZ  
Price Guide £500,000

FREEHOLD. Fantastic business opportunity. Pistyll Rhaeadr is an enchanting waterfall in the Berwyn Mountains, just inside Wales, west of Oswestry and Shrewsbury. At 240ft (80m) high it is Britain's tallest single-drop waterfall, captivating all who visit. Tan-y-Pistyll, "little house under the waterfall", is where the owners have established a fantastic business offering a tea room, accommodation to include a two bedroom apartment, and Chalet in the lower grounds of the tea room which sleeps two people.





Floor Plan  
(not to scale - for identification purposes only)



**DESCRIPTION**

Fantastic business opportunity. Pistyll Rhaeadr is an enchanting waterfall in the Berwyn Mountains, just inside Wales, west of Oswestry and Shrewsbury. At 240ft (80m) high it is Britain's tallest single-drop waterfall, captivating all who visit. Tan-y-Pistyll, "little house under the waterfall", is where the owners have established a fantastic business offering a tea room, accommodation to include a two bedroom apartment and chalet.

**SUMMARY**

Pistyll Rhaeadr is open to the public throughout the year. Just a short walk from the car park through the gate near the tea room takes you to the base of the waterfall. From here there are many woodland walks to follow, or route up to the waterfall. The tearoom has a cosy and rustic appearance, with many original 18th Century features still in existence today. The scenery is breathtaking, surrounded on both sides by sheer cliffs and woods. The building was listed in a survey that was carried out in 1724. It was reported to be owned by a local abbey and was probably used as a remote retreat cell.

**TEA ROOMS****SITTING AREA**

The tearoom seats 38 people indoors and having outdoor seating for approximately the same. The outside is covered with a pagoda overlooking the waterfall and there is a ice cream window in the summer. Inside there is an open fire, electric heating, beamed ceilings, and counter for serving.

**KITCHEN**

Fully equipped kitchen with counter surface, sink/drainers and appliances. Door to the side.

**REAR HALL**

Rear door, access to a WC, and stairs rising to the accommodation above.

**APARTMENT**

The upstairs offers two en-suite double bedrooms as a self-contained holiday unit, with adjoining kitchen, lounge and private balcony.

The owner currently charges:

£280.00 for two nights (minimum stay) for two people, or £360 for four people for two nights.

**KITCHENETTE**

7'3" x 6'9" (2.21 x 2.06)

Wall and base units with work surfaces over, inset sink with mixer tap and drainer, window to the rear, ceiling light, void for appliances.

**LIVING ROOM**

14'0" x 12'4" (4.27 x 3.76)

Beautiful room with door opening onto the balcony offering stunning views towards the waterfall. Window to the rear, ceiling light, electric fire and electric radiator.

**LANDING**

Built in storage cupboard, ceiling light and doors off too;

**BEDROOM ONE**

14'7" x 10'9" (4.44 x 3.28)

Double room with windows to the side with deep sills, ceiling light and door into ensuite.

**ENSUITE**

Enclosed shower cubicle, vanity unit with wash hand basin, and WC

**BEDROOM TWO**

11'2" x 11'0" (3.4 x 3.35)

Double room with window to the front and side capturing the beautiful views, beam to ceiling, and ceiling light.

**ENSUITE**

Enclosed shower cubicle, vanity unit with wash hand basin, and WC

**CHALET**

The Chalet is secluded and self-contained, for people who prefer to self-cater.

Overlooking the river and in sight of the falls, a wonderful location for privacy.

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The owner currently charges £280 for two nights for two people, self-contained, overlooking river.

### CEREMONIES

The owner currently has a license to enable civil weddings and partnerships to be conducted at Pistyll Rhaeadr. Ceremonies usually take place at the Prayer Lodge set in the lower garden, overlooking the river with the magnificent waterfall in the background.

### GROUNDS

Approximately 0.5 acre of grounds

### SERVICES

Tenure - Freehold

Council - Powys banding E

Private water, septic tank and electric heating

### AGENT NOTE

The current owners have an additional lease - Included within the lease is approximately 20 acres of ground, including the carpark, toilets, camping fields and a three bedroom detached house.

The new owners could have a 15 year lease - subject to the approval of the landlord and at a rent payable of £22,000 per annum, this would be subject to the approval of Llangedwyn estate.



**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

### Directions:

From Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar and dental surgery on your right. Turn right just before the Greatorex shop onto Waterfall Road and proceed along this road for a couple of miles and Llanrhaeadr Waterfalls is located at the end.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.