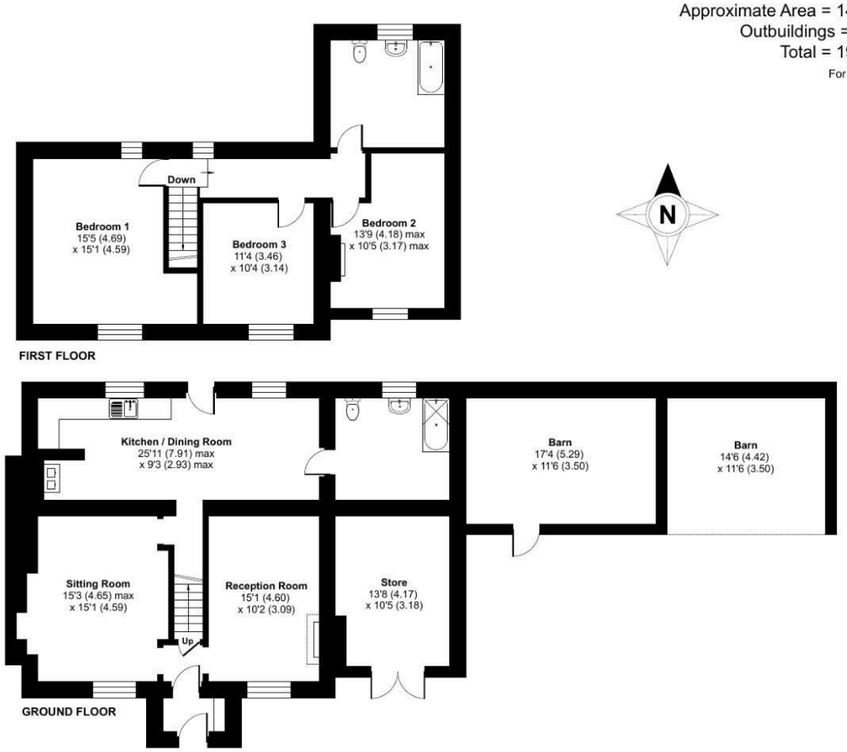
FOR SALE

Bryn Adda Farmhouse, Llanwddyn, Oswestry, SY10 0NJ

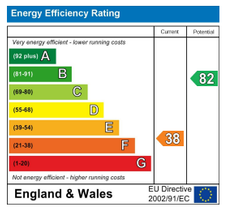
Approximate Area = 1471 sq ft / 136.6 sq m
Outbuildings = 509 sq ft / 47.2 sq m
Total = 1980 sq ft / 183.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1430304

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com

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OnTheMarket.com
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FOR SALE

Offers in the region of £210,000

Bryn Adda Farmhouse, Llanwddyn, Oswestry, SY10 0NJ

Situated at the end of the Cownwy Valley, close to Lake Vyrnwy, this three bedroom cottage requires renovation and refurbishment and is situated in an beautiful elevated setting with views along the valley. The accommodation comprises entrance porch, lounge, dining room, kitchen/diner, landing, three bedrooms and two bathrooms. Externally the property has adjoining carport, stable, barn and hayloft, again requiring renovation.

FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Three-bedroom cottage located at the end of the Cownwy Valley, near Lake Vyrnwy**
- **Set in a beautiful elevated setting with scenic views along the valley**
- **Requires full renovation and refurbishment throughout**
- **Accommodation comprises entrance porch, lounge, dining room, and kitchen/diner**
- **Additional outbuildings include a carport, stable barn, and hayloft, all in need of renovation**

Situation

Nestled in an enviable elevated position within the picturesque Cownwy Valley, this delightful stone cottage enjoys breathtaking views across rolling countryside. Located at the very end of a quiet lane, the property offers exceptional privacy and tranquillity, with no passing traffic —perfect for those seeking a peaceful rural retreat.

Just a short drive from the renowned Lake Vyrnwy, the setting combines natural beauty with convenient access to one of the region's most scenic destinations.

The cottage itself is constructed of traditional stone with a slate roof, offering character and charm throughout. While the property has been unoccupied for approximately two years and would benefit from a programme of modernisation, it presents a fantastic opportunity to create a bespoke home tailored to your taste.

Accommodation

The property is entered via an entrance porch, leading into a characterful lounge featuring a cast iron fire surround, exposed ceiling beams, and traditional floorboards, creating a warm and inviting living space.

The well-proportioned dining room offers further charm, with a large fireplace recess complemented by an oak mantelpiece. Additional features include exposed ceiling beams and attractive tongue-and-groove cottage panelling to one wall, enhancing the home's period appeal.

To the rear of the property, a generous kitchen/diner spans the width of the cottage. This space boasts an inset solid fuel range cooker with a bread oven beyond, exposed stonework to one wall, and a range of fitted kitchen units with sink and drainer—offering excellent potential for modernisation while retaining its rustic charm.

Completing the ground floor is the bathroom, fitted with a three-piece suite and featuring exposed stonework

The first floor comprises three generous bedrooms, each enjoying delightful views across the surrounding Conwy Valley countryside. Bedroom three benefits from a charming period cast iron fire surround, adding further character to the space.

A spacious family bathroom completes the first floor layout, offering excellent potential for enhancement to suit modern living requirements.

Externally

The property is approached via a private driveway, leading to a spacious parking and turning area. A range of useful outbuildings includes a traditional barn with hayloft, a car port, and a stable—offering excellent potential for a variety of uses.

The grounds wrap around the property, predominantly laid to grass, providing a pleasant outdoor space to enjoy the surrounding countryside. To the rear, a raised bank features a stone retaining wall, adding both character and structure to the garden.

A particular feature of this charming period cottage is its idyllic position at the end of a no-through road, ensuring peace, privacy, and an absence of passing traffic. Its enviable elevated setting affords far-reaching views across the stunning Cownwy Valley, creating a truly special rural retreat.

Services

Mains electricity, water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

Directions

Postcode for the property is SY10 0NJ

What3Words Reference is shuttled.rollover.movie

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Notes

The property is to be sold on a long leasehold basis with a term of 175 years (virtual freehold). There will be no ground rent or service charge payable.

The vendor will place a restriction on the title preventing the property from being purchased as a second home or used as a holiday let.