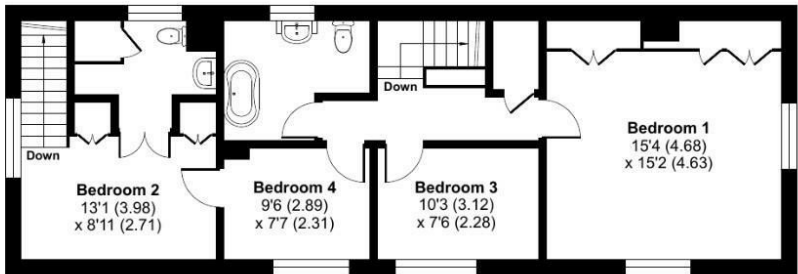


FOR SALE

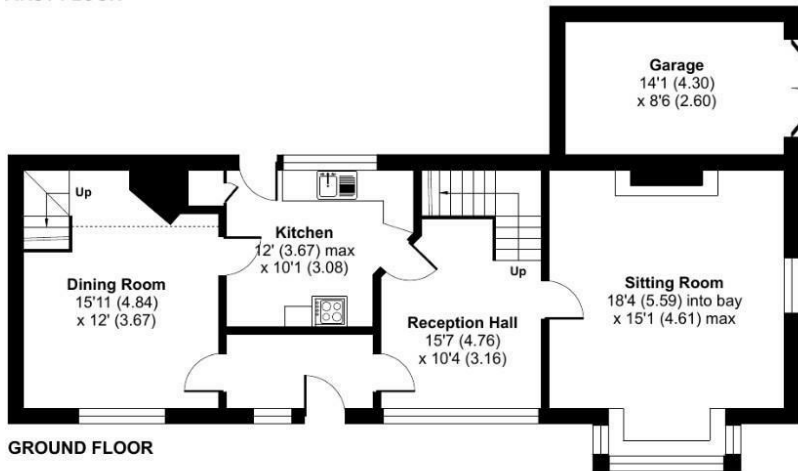
Ysgubor Hen Meifod, Powys, SY22 6DR



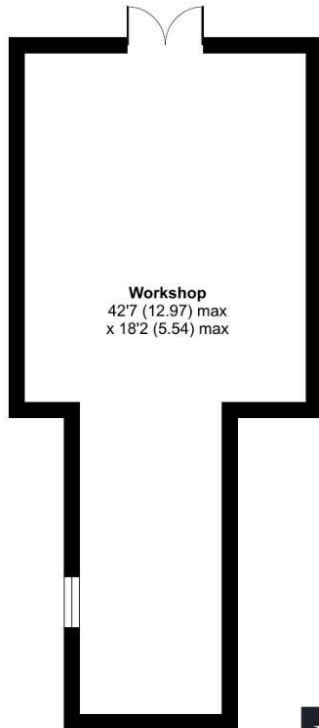
Approximate Area = 1526 sq ft / 141.8 sq m
Garage = 120 sq ft / 11.1 sq m
Outbuilding = 593 sq ft / 55.1 sq m
Total = 2239 sq ft / 208 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1454960



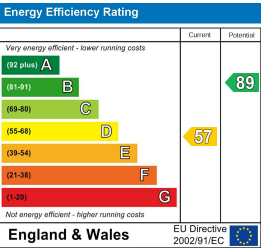
FOR SALE

Offers in the region of £400,000

Ysgubor Hen Meifod, Powys, SY22 6DR

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



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Surrounded by open countryside, birdsong and far reaching views, this rural retreat delivers a true lifestyle haven for families, without being out of reach of local amenities and schools

The approach is via a private and solid track across an open field to a cattle grid, followed by a short treelined track to the two properties that are situated in this privileged location

Ysgubor Hen is a characterful, four bedroom cottage that offers an immediate sense of calm and rural escape with gardens surrounding the property, together with a large garage and workshop

Viewings strictly by prior appointment



hallsgb.com

01938 555552


2 Reception
Room/s


4 Bedroom/s


1 Bath/Shower
Room/s





- Characterful four bedroom rural cottage
- Large garage and workshop
- Surrounded by open countryside with far reaching views
- Outstanding potential to personalise
- Viewings strictly by prior appointment

Situation

Turning onto the private drive that cuts across an open field, you feel the outside world fall away. The rush, the noise, the everyday hustle and bustle is replaced by the quiet certainty that you are returning to your own personal lifestyle haven.

Sheep and lambs scatter gently as you cross the cattle grid and you may find yourself lowering the window just to savour it all: the hush of open countryside, the birdsong carrying on the breeze and the clean, fresh air that invites you to breathe a little deeper.

Welcome to Ysgubor Hen – a family lifestyle choice

Schools

This area is served by a selection of rural primary schools such as Ysgol Meifod and Pont Robert School, both small community-focused settings typical of Mid Wales.

Slightly further afield, families can access additional primaries including Guilsfield County Primary, Welshpool Church in Wales Primary, and Arddleen Primary. For secondary education, the nearest options are Ysgol Llanfyllin (a large all through school), Welshpool High School, and Ysgol Bro Caereinion, all within practical commuting distance and offering sixth form provision.

For families seeking independent education, the wider region offers several private schools within 30–45 minutes’ drive in and around Oswestry and Shrewsbury. Golfa Hall School near Welshpool provides specialist independent provision.

Accommodation

The property offers exceptional potential for anyone wishing to make their mark, with ample scope to personalise the home and fully embrace its outstanding views and outdoor lifestyle.

Internally, the kitchen and bathrooms also present the chance to be redesigned or updated to suit individual tastes and requirements.

There is also a clear opportunity to enhance the living space further, whether through an extension with decking to enjoy an elevated view of the scenery or the addition of a conservatory to create a light filled room and feeling of outdoor living.

Externally

The generous outdoor space, far reaching views, workshop, garage and ample parking provide a wealth of possibilities for hobbies, storage or potentially even further development, subject to consents.

Ysgubor Hen shares its driveway with one immediate neighbour, creating a reassuring sense of security while still maintaining complete privacy. The arrangement feels friendly and unobtrusive, offering peace of mind without compromising the property’s secluded setting.

The current owners are especially fond of their charming barbecue hut, tucked away in its own private corner of the garden; a cosy, inviting spot that’s perfect for gathering with family and friends throughout the year. Whatever the weather, it offers a wonderfully atmospheric setting for relaxed meals, laughter and long evenings together.

Services

Mains electricity, private water, drainage and oil central heating are connected at the property.

High speed fibre broadband

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 ‘E’

Directions

Postcode for the property is SY22 6DR

Turn right off the main road and continue just over the brow of the hill. Shortly after the sat-nav alert, take the right turn up the driveway that leads across the open field. Follow the track over the cattle grid and continue around the bend; Ysgubor Hen is the second property you reach.

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 £30 (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