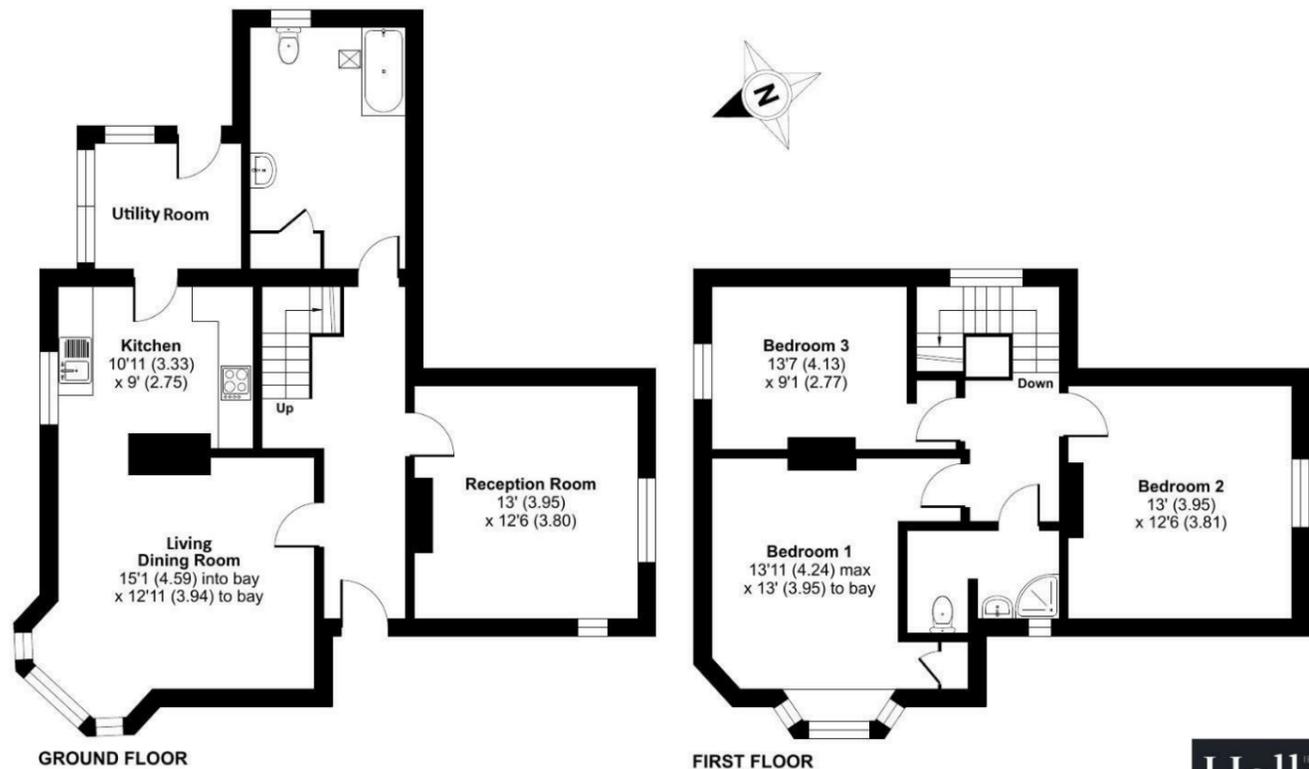


FOR SALE

Bryn Vyrnwy Llanwddyn, Oswestry, Powys, SY10 0LZ



Approximate Area = 1381 sq ft / 128.3 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: 1429685



FOR SALE

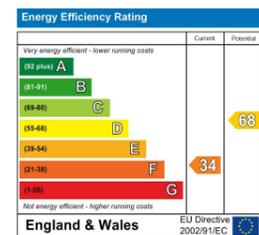
Offers in the region of £475,000

Bryn Vyrnwy Llanwddyn, Oswestry, Powys, SY10 0LZ

**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



A unique opportunity to purchase this historic three bedroom Grade 2 listed former Dam Managers cottage situated within Lake Vyrnwy. The property offers simply stunning views across the Dam and down the Vyrnwy Valley. The property has been renovated and comprises of an entrance canopy, entrance hall, lounge, family room opening into kitchen, boot room, refitted bathroom, landing, two large double bedrooms and generous third bedroom along with a refitted shower room. The property has well stocked wraparound gardens with car port, greenhouse and vegetable beds. The property also benefits from solar PV with battery storage and air source heat pump. Simply must be viewed to fully appreciate the character, charm, situation and views.



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Exceptional location beneath Lake Vyrnwy Dam
- Full of charm and character features
- Spacious and versatile living accommodation
- Three generous bedrooms with period features
- Beautiful surrounding countryside views
- Attractive gardens and ample parking
- Access to a wide range of outdoor pursuits

**Accommodation**

The property is approached via a large covered entrance canopy, leading into a spacious entrance hall featuring quarry tiled flooring and an attractive turned staircase rising to the first floor.

The dual-aspect lounge is a delightful living space, showcasing exposed floorboards and a period-style fireplace surround, creating a cosy yet elegant setting. Across the hallway, the family room enjoys a spectacular bay window with a fitted window seat, perfectly framing views of the dam and surrounding countryside. This room also benefits from a charming period fireplace and flows seamlessly into the refitted kitchen, which in turn leads through to a practical rear utility room.

To the first floor, the property offers three generous bedrooms, each enjoying stunning views and benefitting from original period fireplaces, further enhancing the home's character. A stylishly refitted shower room completes the upper level. The ground floor is further enhanced by a beautifully refurbished bathroom, finished to a high specification.

**Externally**

Externally, the property is accessed via a gated entrance leading to a gravelled parking and turning area, complemented by a car port and a clad storage container. The wrap-around gardens are predominantly laid to lawn and feature well-stocked borders, fruit trees, a greenhouse, and vegetable beds—ideal for keen gardeners. A paved seating area provides the perfect spot to relax and enjoy the stunning sunsets over the dam.

**Eco Features**

The property has the benefit of an air source heat pump, solar PV with battery storage making it very cost effective to run. Fibre Broad Band is available to the property.

**Situation**

Situated just below the iconic Lake Vyrnwy Dam, this former Dam Manager's cottage offers a rare opportunity to acquire a truly distinctive home, rich in charm and character. Set against a stunning backdrop, the property enjoys a peaceful and scenic setting that perfectly complements its historic significance.

This unique cottage effortlessly blends heritage and comfort, with a wealth of character features throughout that reflect its original purpose and history. From the moment you arrive, the property exudes charm and offers a warm and welcoming atmosphere.

Internally, the accommodation is both practical and full of personality, with well-proportioned rooms and charming details that create a cosy yet spacious home. The living areas provide ideal spaces for both relaxation and entertaining, while the overall layout suits modern living within a character setting.

The property offers the new owner a wealth of outdoor pursuits right on the doorstep, including water sports, mountain biking, and an abundance of scenic walking opportunities—perfect for those who enjoy an active lifestyle surrounded by nature.

