



LLECHWEDD NANT LON, LLANWDDYN

Oswestry, Powys, SY10 0ND



A CHARACTERFUL COTTAGE WITH VIEWS OF LAKE VYRNWY

A characterful cottage with additional accommodation, with stunning views of Lake Vyrnwy.

			EPC
4	2	2	TBC

Local Authority: Powys Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, oil fired central heating system, private drainage. Private water supply.

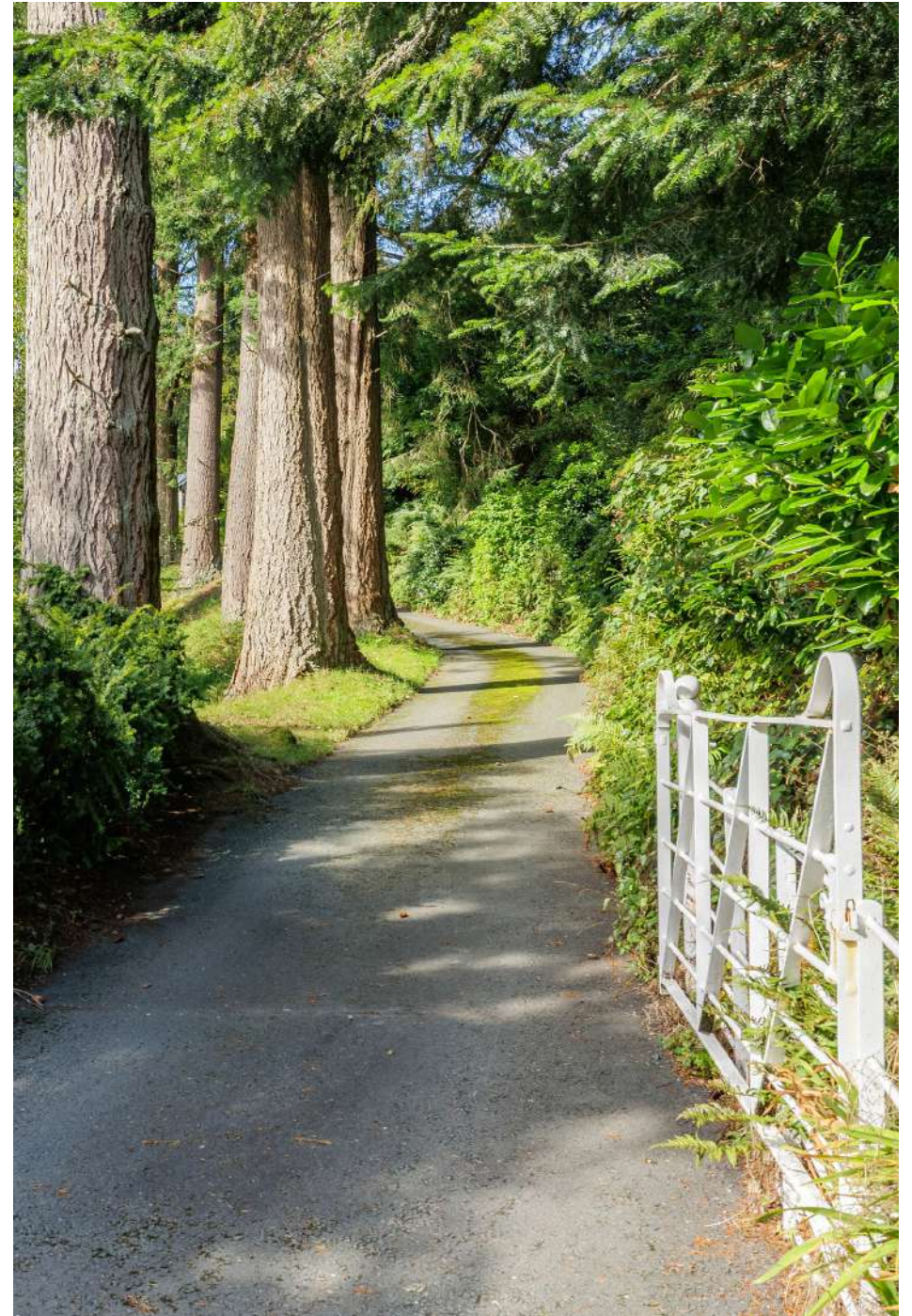
Guide Price: £725,000



LLECHWEDD NANT LON

Wonderful, landscaped gardens surround Llechwedd Nant Lon, one of only a few properties with elevated views over Lake Vyrnwy. This enchanting stone-built cottage offers a rare opportunity to acquire a home full of character, charm, and breathtaking views across the Lake.

Offering a blend of traditional features and modern touches, the property is ideal for those seeking a peaceful retreat, or a unique family home with the potential for an income from the additional cottage, or as a separate annexe for family use.









THE PROPERTY

Approached via a sweeping driveway lined by a row of mature Douglas Firs, this exceptional property unfolds across a beautifully elevated setting, comprising the main residence, a charming secondary cottage, and substantial workshops—ideal for multi-generational living, guest accommodation, or creative pursuits. A slate pathway leads to the main entrance, opening into well planned accommodation. There are two reception rooms, a cosy sitting room with a wood-burning stove, and a generously proportioned conservatory that opens onto one of two full-length balconies—both offering serene vantage points over the breathtaking Lake Vyrnwy. There are two well-equipped kitchens, one with a dining area, a traditional Rayburn, and a delightful window seat perfectly positioned to enjoy the lake views. A walk-in pantry, additional storage, and a convenient downstairs shower room complete the ground floor.







Upstairs, four bright and spacious bedrooms are filled with natural light and enjoy uninterrupted views across the lake, gardens, and surrounding countryside.

A second balcony provides yet another opportunity to step outside and take in the remarkable scenery.





COTTAGE & WORKSHOPS

A further traditional stone-built cottage bursts with character, filled with natural light via the clear roofing to one side, a whitewashed stone interior and beautiful beams. There is a good sized kitchen featuring hand built units surrounding a butler sink and built in oven, and a shower room to the left. A spiral iron staircase rises to a mezzanine level bedroom overlooking the seating area which features a log burning stove. A great opportunity to be enjoyed as a holiday home.

There is a double garage and five extensive stone outbuildings, all of which retain character features and, whilst currently used as workshops and for storage, offer enormous scope for a variety of uses and potentially conversion to additional accommodation, offices, studios, or business use (subject to planning and permissions).







GARDEN AND OUTSIDE

Elegant parkland-style white railings lead onto mature, landscaped, gardens that offer exceptional privacy and seamless connection to the house. Designed for both relaxation and entertaining, the grounds feature a variety of tranquil seating / dining areas, all perfectly positioned to enjoy the breathtaking views of Lake Vyrnwy. The two balconies & conservatory are ideal for morning coffee, evening unwinding, and provide uninterrupted vistas and a peaceful retreat in all seasons.

The well-maintained grounds offer scope for further landscaping and the additional vegetable beds for further development, making it a versatile outdoor haven.





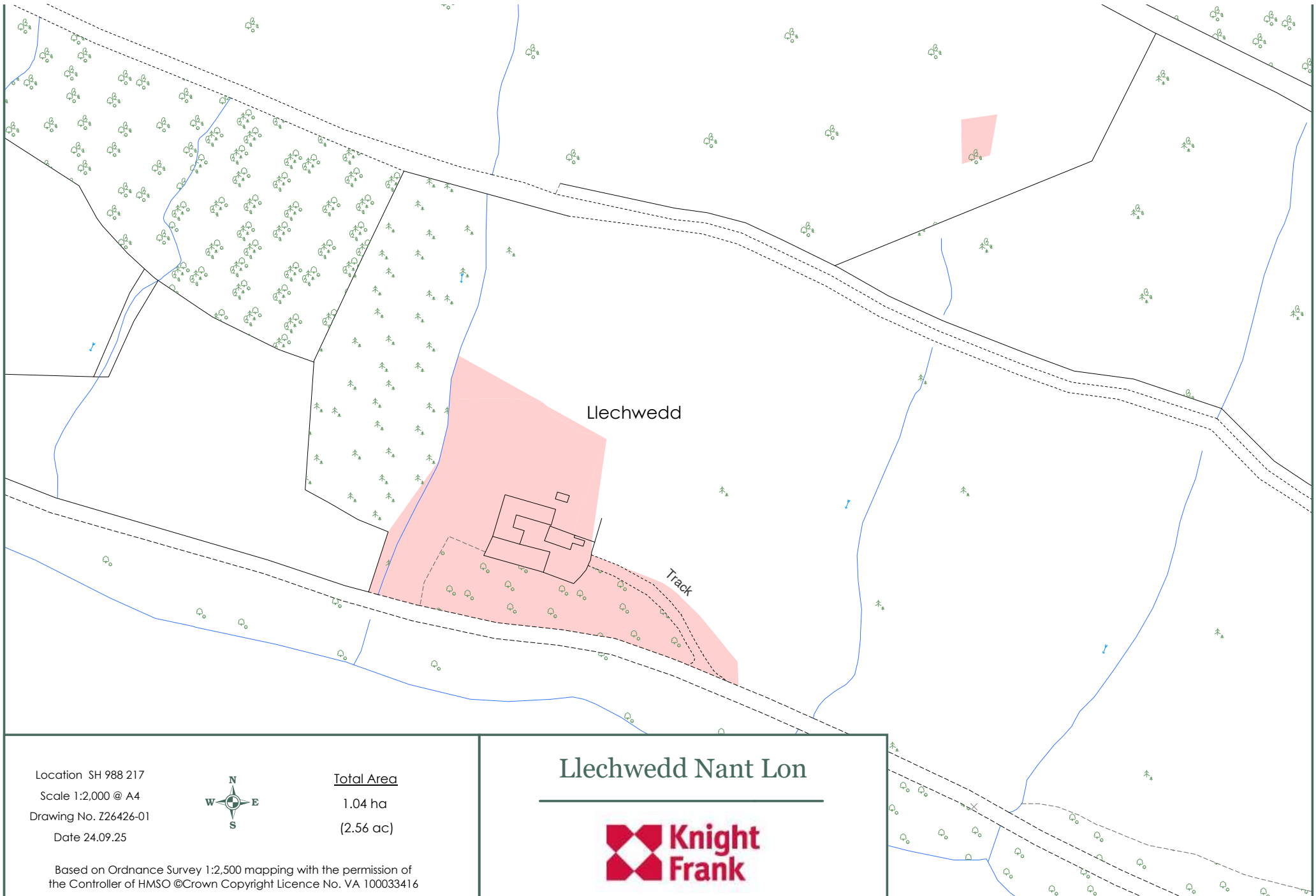
LOCATION

Nestled in the heart of Mid Wales, Llanwddyn is a picturesque village renowned for its breathtaking natural beauty and peaceful rural charm. Overlooking the stunning Lake Vyrnwy and surrounded by rolling hills and ancient woodland, the area offers a truly tranquil lifestyle with a strong sense of community.

Directions (Postcode SY10 0ND)

From Shrewsbury, head west on the A5 and continue until you reach the junction for the B4393. Follow the B4393 through scenic countryside, passing through the villages of Llanymynech and Llanfyllin, until you reach Lake Vyrnwy. Follow the road around the lake's edge toward Llanwddyn and in the direction of the visitor centre until you see the distinctive white railings indicating the entrance to the property.





Location SH 988 217
Scale 1:2,000 @ A4
Drawing No. Z26426-01
Date 24.09.25

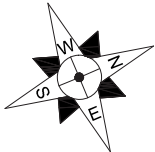


Total Area
1.04 ha
(2.56 ac)

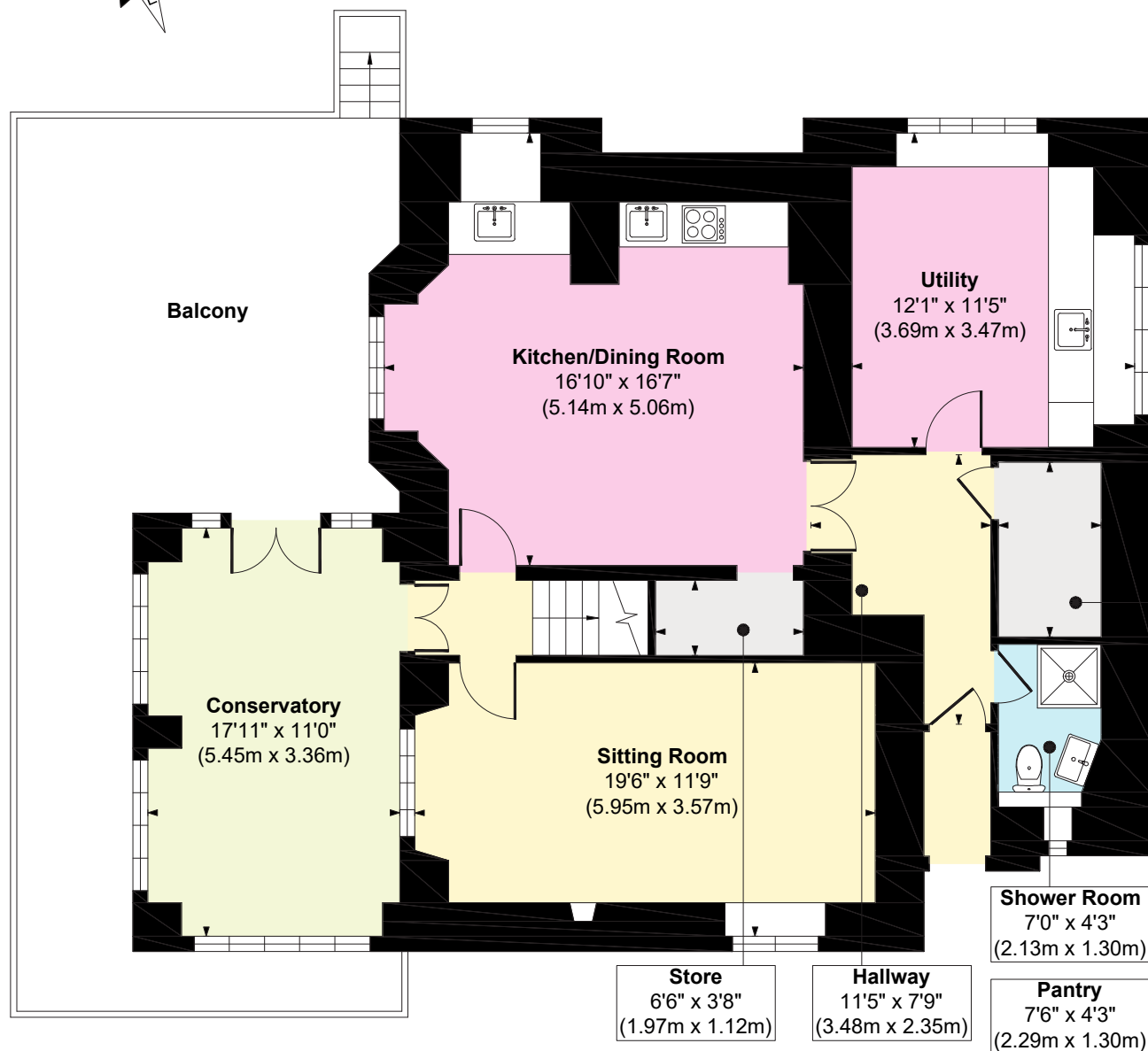
Llechwedd Nant Lon



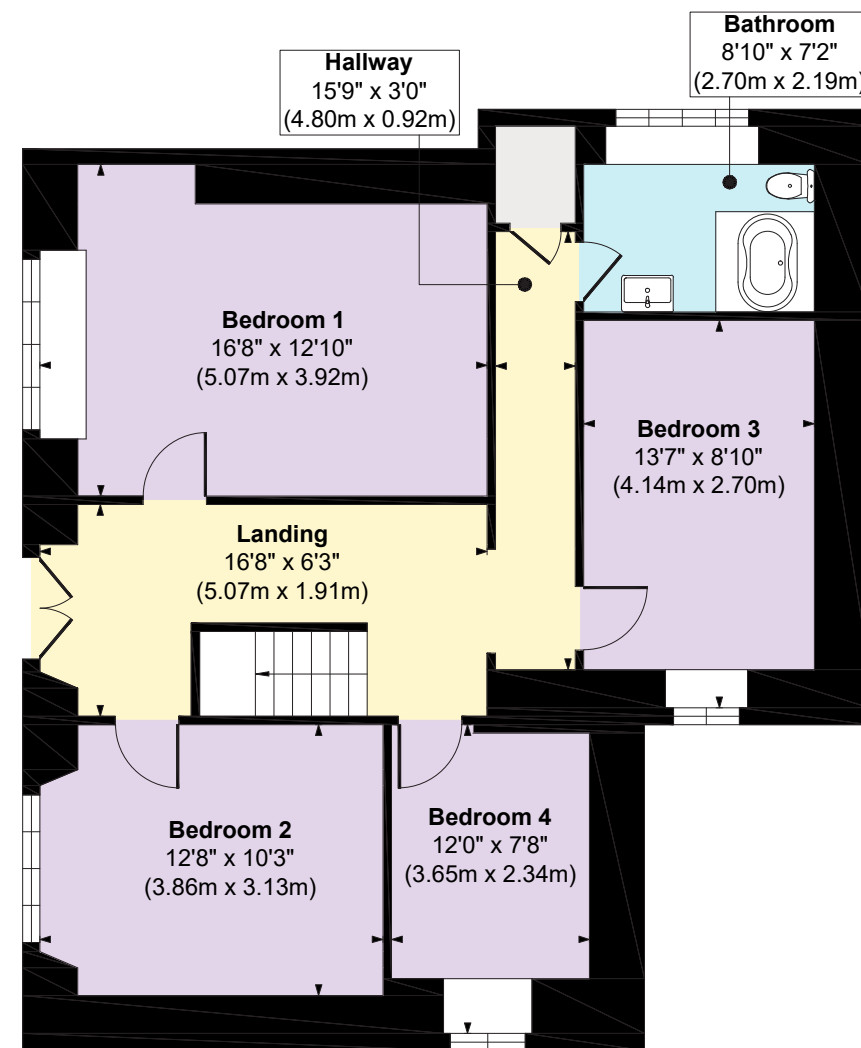
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Ground Floor
Approximate Floor Area
1044 sq. ft



First Floor
Approximate Floor Area
785 sq. ft

Approx. Gross Internal Floor Area
Main House = 1829 sq. ft / 170.00 sq. m

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Approx. Gross Internal Floor Area

Garage = 366 sq. ft / 34.09 sq. m

Studio = 601 sq. ft / 56.00 sq. m

Outbuilding = 1731 sq. ft / 160.88 sq. m

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to tell you more.

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