FOR SALE

1 Brynffynon Llanfyllin, SY22 5LD

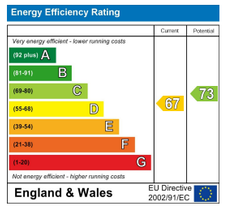
Denotes restricted head height

Approximate Area = 1559 sq ft / 144.8 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Outbuilding = 306 sq ft / 28.4 sq m
Total = 1931 sq ft / 179.3 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: 1447730

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



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Oswestry Sales
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FOR SALE

Offers in the region of £400,000

1 Brynffynon Llanfyllin, SY22 5LD

1 Brynffynon is a beautifully presented semi-detached country cottage enjoying an elevated position with outstanding far-reaching countryside views. Full of charm and character, the property offers spacious and versatile accommodation including three bedrooms, a superb farmhouse-style kitchen, cosy sitting room with inglenook fireplace, generous dining room and a detached cabin/home office. Externally, the property enjoys landscaped gardens, extensive patio seating areas and gravelled parking, all set against a stunning rural backdrop.

FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s

- **Charming semi-detached country cottage**
- **Elevated position with panoramic valley views**
- **Three well-proportioned bedrooms**
- **Character features throughout including exposed beams**
- **Stunning sitting room with inglenook fireplace and log burner**
- **Spacious dining room ideal for entertaining**
- **Landscaped gardens and extensive patio seating areas**
- **Peaceful rural setting near Llanfyllin**

DESCRIPTION

Halls are delighted with instructions to offer 1 Brynffynon, Llanfyllin, SY22 5LD for sale by private treaty.

Occupying a stunning elevated position enjoying spectacular far-reaching views across the surrounding valley and countryside, this beautifully presented semi-detached cottage combines traditional charm with tasteful modern improvements to create a truly special home.

The property is full of character throughout, with exposed ceiling beams, feature fireplaces and a warm, inviting atmosphere. The accommodation briefly comprises a spacious dining room ideal for family gatherings and entertaining, together with a superb farmhouse-style kitchen fitted with an attractive range of units and complemented by exposed brickwork and an Aga-style cooker forming the heart of the home.

The sitting room is a particularly impressive feature, centred around a magnificent inglenook fireplace housing a log-burning stove, creating a cosy yet spacious reception room with delightful countryside views.

In addition, the property benefits from a well-appointed ground floor bathroom fitted with a recently installed three-piece suite, complete with shower over the bath, providing excellent practicality alongside the first-floor bathroom facilities.

To the first floor are three well-proportioned bedrooms, all enjoying delightful rural outlooks, together with a stylish family bathroom fitted with a modern spa bath and separate shower enclosure, creating a luxurious and relaxing space.

The property also benefits from a useful utility area and a detached cabin/outbuilding offering excellent versatility, ideal for home working, hobbies, studio use or occasional guest accommodation.

OUTSIDE

The property is approached via a gravelled driveway providing ample parking and access to the detached outbuilding.

The gardens and grounds are a particular feature of the property, having been thoughtfully landscaped to take full advantage of the exceptional views. Extensive paved seating and entertaining areas provide ideal spaces for outdoor dining and relaxation whilst overlooking the rolling countryside beyond.

The gardens are mainly laid to lawn with mature shrubs, established borders and attractive planting creating a peaceful and private setting. The detached cabin and additional outbuilding further enhance the versatility and appeal of the property.

A highly versatile detached space ideal for home working, hobbies, studio use or additional accommodation potential, subject to any necessary consents.

SITUATION

1 Brynffynon enjoys a picturesque rural setting on the outskirts of Llanfyllin, surrounded by unspoilt countryside and scenic walking routes.

Llanfyllin offers a range of day-to-day amenities including shops, cafés, public houses, schooling and leisure facilities, whilst the surrounding area is renowned for its natural beauty and outdoor pursuits. The property is well placed for access to Oswestry, Welshpool and the wider road network, making it an excellent location for those seeking countryside living without complete isolation.

The surrounding area provides excellent opportunities for walking, cycling and exploring the nearby Berwyn Mountains and surrounding Mid Wales countryside.

SERVICES

Mains electricity and water are understood to be connected. Oil-fired central heating. Private drainage system. None of these services have been tested.

TENURE

We understand the property is of freehold tenure, subject to confirmation by the vendor's solicitor.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX BAND

Council Tax Band - E

ANTI- MONEY LAUNDERING (AML)

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.