

Town & Country

Estate & Letting Agents



Bron Haul Park Street, Llanrhaeadr, SY10 0JJ

Offers In The Region Of £352,500

A Rare Opportunity in the Heart of Llanrhaeadr-Ym-Mochnant – Unique Detached Home with Historic Charm and Stunning Views. Situated in the picturesque village of Llanrhaeadr-Ym-Mochnant in the beautiful Tanat Valley, this distinctive detached property—originally a police station dating back to 1882—offers a rare blend of period charm and modern living. Full of character, the home retains many original features that reflect its rich history, while offering generous and versatile living space across three spacious reception rooms—ideal for family life, entertaining, or working from home. Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, offering comfort and flexibility for families or guests alike. Set in an elevated position, the home enjoys sweeping views over the village and surrounding countryside. The gardens provide a superb outdoor space—perfect for gardening or relaxing. With ample parking for up to six vehicles, convenience is assured for both residents and visitors. Located on Park Street the property is within easy reach of local amenities. A truly unique opportunity—whether you're looking for a characterful family home or a countryside retreat, this property is sure to impress. Viewing is highly recommended.

Directions

From Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads, by the White Lion public house, turn right onto the A495 and continue along where the road becomes the B4396, passing through the villages of Llanyblodwel, Penybont L.E., Llangedwyn and Pentrefelin. At the junction bear right onto the B4580 towards Llanrhaeadr Y.M. upon entering the village proceed until reaching the village square and turn right. Follow the road along Park Street where the property will be found top side of the car park identified by our for sale board.

Location



The property is located in an elevated position in the heart of the Tanat Valley with far reaching views.

Accommodation comprises

Hallway

Having a upvc door to the front with a glazed side panel, wood flooring and a radiator. Doors lead to the kitchen, cloakroom and the lounge.

Lounge 18'2" x 12'7" (5.54m x 3.86m)



The good sized lounge is bright and airy and has an exposed brick chimney breast with a multi fuel stove burner, slate hearth and mantle over. There is a window to the rear, sliding patio doors to the front overlooking the garden and village beyond, two radiators and a telephone point.

Additional Photo



Cloakroom

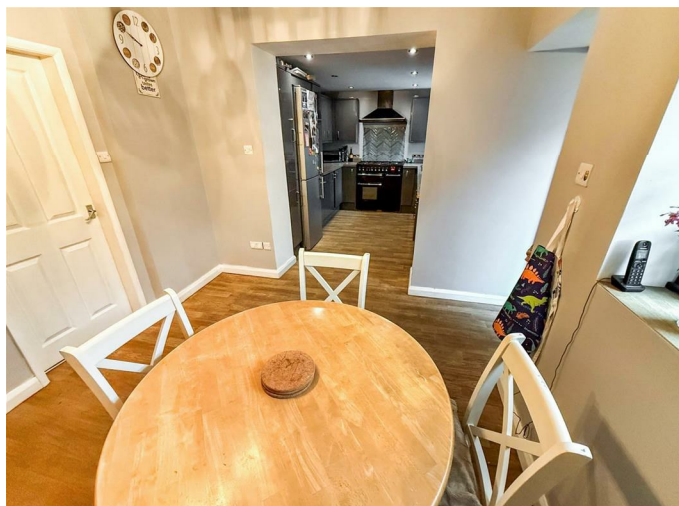
Fitted with a pedestal wash hand basin and W/C. There is also a radiator, vinyl flooring and a window to the rear.

Breakfast Room 10'0" x 9'8" (3.05m x 2.96m)



The breakfast area opens out onto the kitchen and has vinyl wood style flooring, a window to the rear, radiator and a door leading to the dining room. An archway leads to the rear lobby.

Additional Photo



Kitchen 10'9" x 8'9" (3.29m x 2.68m)



The modern kitchen is fitted with a range of grey gloss style base and wall units with contrasting work surfaces over, 1 ½ bowl sink with mixer tap, integrated dishwasher, double range style oven with gas hob and chimney extractor fan. There is space for a fridge/ freezer, spotlighting, radiator and a window to the rear.

Dining room 14'2" x 11'3" (4.34m x 3.45m)



A good sized reception room with a window to the front looking out on to the garden, fitted alcove cupboard, brick open fireplace with slate hearth and mantle over. A door provides access to the staircase and a door leads through to the side hall.

Side hall and Storage

Having two windows to the side, wood style flooring and a door leading out to the front.

Rear Lobby

Having a door leading out to the rear gardens, vinyl flooring and a door leading to the utility area with plumbing for appliances, vinyl flooring and a window to the rear.

First floor

The staircase leads to the first floor with a window to the front on the stairwell. There is access to the loft, radiator and doors leading to the bedrooms and the bathroom.

Landing

Having access to the loft and a radiator. There is also an airing cupboard with water tank, immersion heater and shelving. Doors lead off to the bedrooms and bathroom.

Bedroom One 11'8" x 10'11" (3.58m x 3.35m)



Having a window to the front overlooking the village and window to the side, radiator and a high ceiling.

Additional Photo



Bedroom Two 10'11" x 10'0" (3.35m x 3.05m)



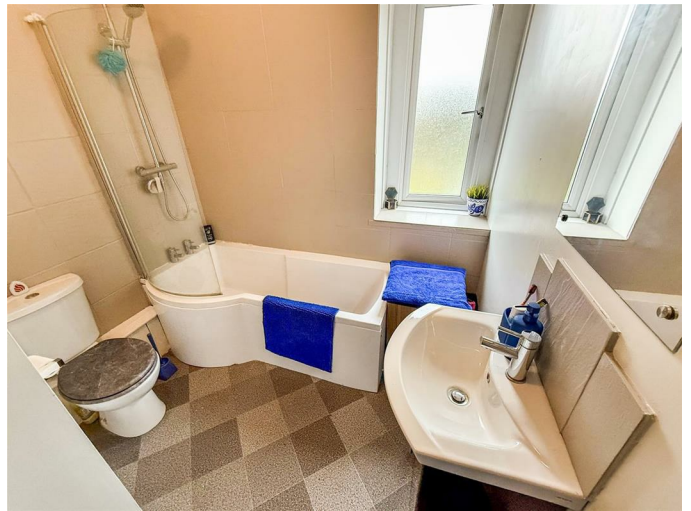
Having a window to the side and a radiator.

Bedroom Three 10'0" x 10'2" (3.05m x 3.12m)



Having a window to the side along with a Velux window and a radiator.

Bathroom 7'6" x 7'4" (2.29m x 2.26m)



The modern bathroom has a three piece suite comprising of a low level WC, P shaped bath with a mains powered shower over and a wash hand basin on a modern vanity unit with a mixer tap over. There is also a window to the front, shaver point, vanity light, tiled walls and a heated towel rail.

Outside

To the front of the property a tarmac driveway provides parking for up to four/five cars. The good sized garden at the front is mainly laid to lawn with shrubbed borders making it ideal for families and those who enjoy gardening. The rear of the property enjoys a paved patio area enclosed by a wall. There are three useful storage buildings providing storage, outside tap and a covered porch leading to the back door. To the far side there is a greenhouse and further areas to sit out and relax.

Driveway



Gardens



Historical Date Stone



The property dates back to 1882 and still has the original date stone in the wall.

Garage Space

To The side of the property there is a hardstanding area ideal for a garage.

Views from the property



The property enjoys views over the village and countryside beyond.

Rear Garden



Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Town and Country

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To make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a

Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Powys Council and we believe the property to be in council tax band E.

Services

The agents have not tested the appliances listed in the particulars.

Hours of business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

To Book a Viewing

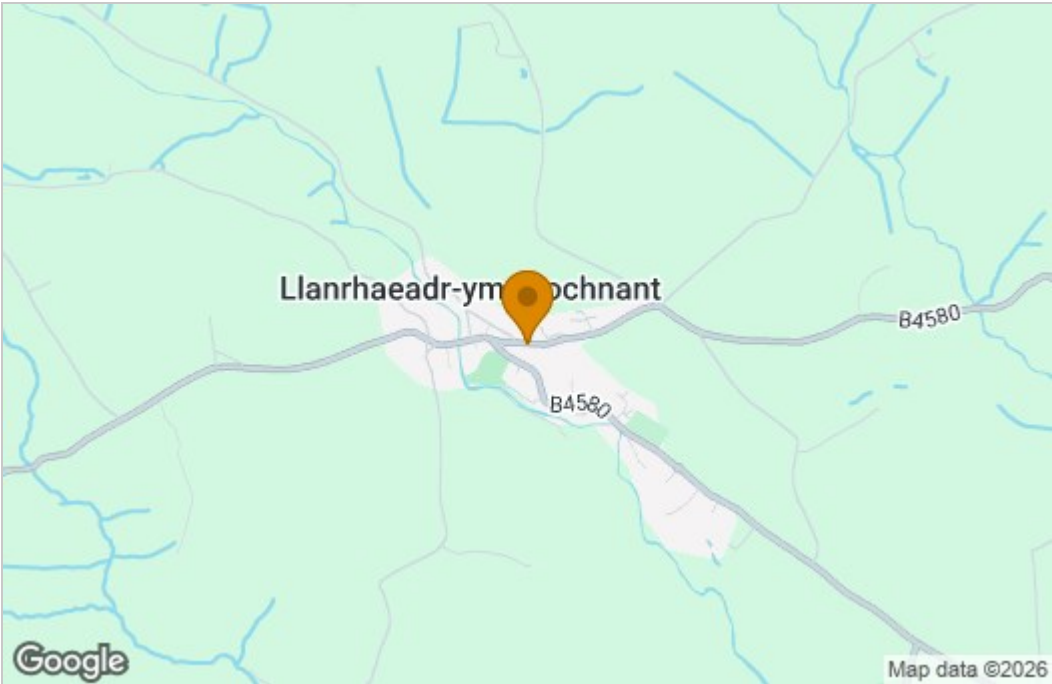
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Floor Plan

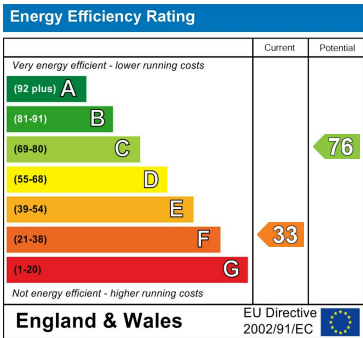


Total area: approx. 115.3 sq. metres (1241.1 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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