



YR HEN EFAIL & THE OLD SMITHY BUNGALOW

PENYBONTFAWR | OSWESTRY | SY10 0NT



A particularly attractive and substantial detached three-bedroom home, complemented by a further detached one-bedroom bungalow (ideal for use as dependent relative accommodation or a holiday cottage) and a versatile range of outbuildings offering excellent scope for development (subject to consent), all occupying a delightful rural setting within the picturesque Tanat Valley at Penybontfawr.

Offers In Excess Of £550,000



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- Substantial Country Property
- Well Presented, Versatile Accommodation
- A Further Detached One Bedroom Bungalow
- Range of Outbuildings
- Large Riverside Gardens
- Bucolic Rural Setting

DESCRIPTION

Halls are delighted with instructions to offer Yr Hen Efail & The Old Smithy Bungalow in Penybontfawr for sale by private treaty.

Yr Hen Efail is particularly attractive and deceptively spacious three-bedroom detached home, offering approximately 1,660 sq ft of versatile accommodation. The property comprises a generous Sitting Room, Kitchen/Dining Room, ground-floor Bedroom and Bathroom, together with two first-floor Bedrooms and useful storage. Further benefits include a substantial Utility Room, dedicated Home Office and adjoining Garage, making it ideal for modern family living and those working from home.

This is complemented by a detached one-bedroom bungalow (ideal for use as dependent relative accommodation or a holiday cottage) and a versatile range of outbuildings offering excellent scope for development, all occupying a delightful rural setting within the picturesque Tanat Valley at Penybontfawr.

Externally, the properties are complemented by extensive grounds comprising ample off-road parking, established gardens and a delightful river, together with a garage and useful timber garden store.



SITUATION

Yr Hen Efail & The Old Smithy Bungalow occupies a delightful rural position in the village of Penybontfawr within the stunning Tanat Valley, an area renowned for its beautiful scenery, walking routes and outdoor pursuits. The nearby village offers a range of local amenities together with a strong community atmosphere, whilst the larger market town of Oswestry provides a wider selection of shopping, schooling and leisure facilities. The area is particularly well regarded for its access to the Berwyn Mountains, Lake Vyrnwy and surrounding countryside, offering excellent opportunities for walking, cycling and equestrian pursuits. Road links provide convenient access towards Oswestry, Welshpool and Shrewsbury.

SCHOOLING

The property is conveniently situated within easy reach of a number of well-regarded local educational facilities, including Ysgol Pennant, which provides primary education within the village. Further schooling options can be found nearby at Ysgol Llanrhaeadr-ym-Mochnant, Llanarmon Dyffryn Ceiriog School, Llanfechain C.I.W. School, and Ysgol Llanfyllin, which offers education from primary through to secondary level.

THE PROPERTY - YR HEN EFAIL

The property is principally accessed through a door opening into a welcoming entrance hall, from where a door to the right leads into the Kitchen/Dining Room, which forms the sociable heart of the home and provides ample space for cooking and dining. To the left, the entrance hall opens into a generously proportioned Sitting Room, featuring a fireplace and offering excellent space for relaxation, entertaining and family moments alike.

An inner hallway leads to a spacious ground-floor Bedroom, ideal for guests, those with mobility considerations or for use as an additional Reception Room and a well-appointed ground-floor Bathroom. Completing the ground-floor accommodation is a substantial Utility Room, which provides access to a dedicated Office (of particular interest to those working from home) and the adjoining Garage.



Stairs rise from the inner hallway to the first-floor landing, from where doors provide access to two further comfortably sized Bedrooms, with Bedroom One benefiting from useful, fitted wardrobes. The first floor is further complemented by an additional dedicated Storage Room.

THE OLD SMITHY BUNGALOW

A well-proportioned one-bedroom detached bungalow, extending to approximately 587 sq ft, offering practical single-storey accommodation comprising an entrance porch, kitchen/breakfast room, spacious sitting room with an attractive bay window, double bedroom and shower room.

Externally, the property is complemented by a substantial detached outbuilding, currently divided into a useful Store and Log Store, offering excellent storage and potential for alternative uses, subject to any necessary consents.

OUTSIDE

The property is approached over a substantial gravelled driveway, providing extensive off-road parking for numerous vehicles and access to a useful garage. The established gardens are principally laid to lawn and complemented by mature trees, shrubs and planted borders, together with paved seating areas ideal for outdoor dining and entertaining and a useful timber garden store.

A particularly appealing feature is the adjoining river, which flows alongside the gardens and creates a wonderfully tranquil setting. Stone steps lead to a secluded waterside seating area, while the grounds approached via a footbridge extend to a gently sloping lawn enclosed by mature trees and established hedging. The property also enjoys attractive views towards the surrounding hills and countryside.

OUTBUILDINGS

To the right of the properties stands a substantial former public convenience of brick construction, extending to approximately 217 sq ft and offering potential for redevelopment, subject to obtaining the necessary consents.

N.B

Please note there is a right of way across the property for the benefit of a utility company.



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DIRECTIONS

Leave Oswestry via the A483 towards Welshpool before turning onto the A495 signposted Llansilin and Lake Vyrnwy. Continue through Llangedwyn and proceed towards Penybontfawr. Continue through the village and take a right-hand turn onto the B4396 where the property will be on the left identified by a Halls "For Sale" board.

SERVICES

We are advised that the property benefits from mains water, drainage and electric. The heating is oil fired.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

The Yr Hen Efail is in Band ' E ' on the Local Authority Council Register.

The Old Smithy Bungalow is in Band ' C ' on the Local Authority Council Register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

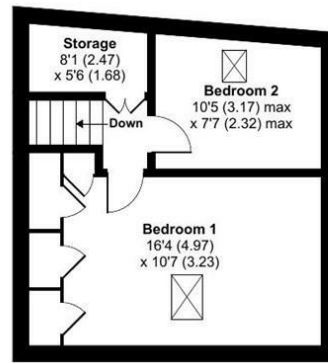
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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.

VIEWINGS

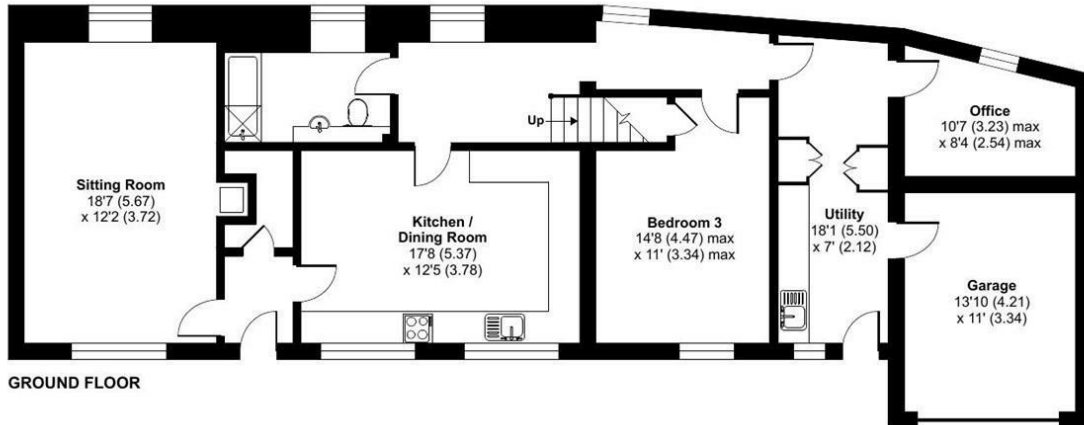
Strictly by prior appointment through the selling agents, Halls, 20 Church Street, Oswestry, SY11 2SP. Telephone: 01691 670320.

Approximate Area = 1660 sq ft / 154.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1514172

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England & Wales	EU Directive 2002/91/EC	

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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