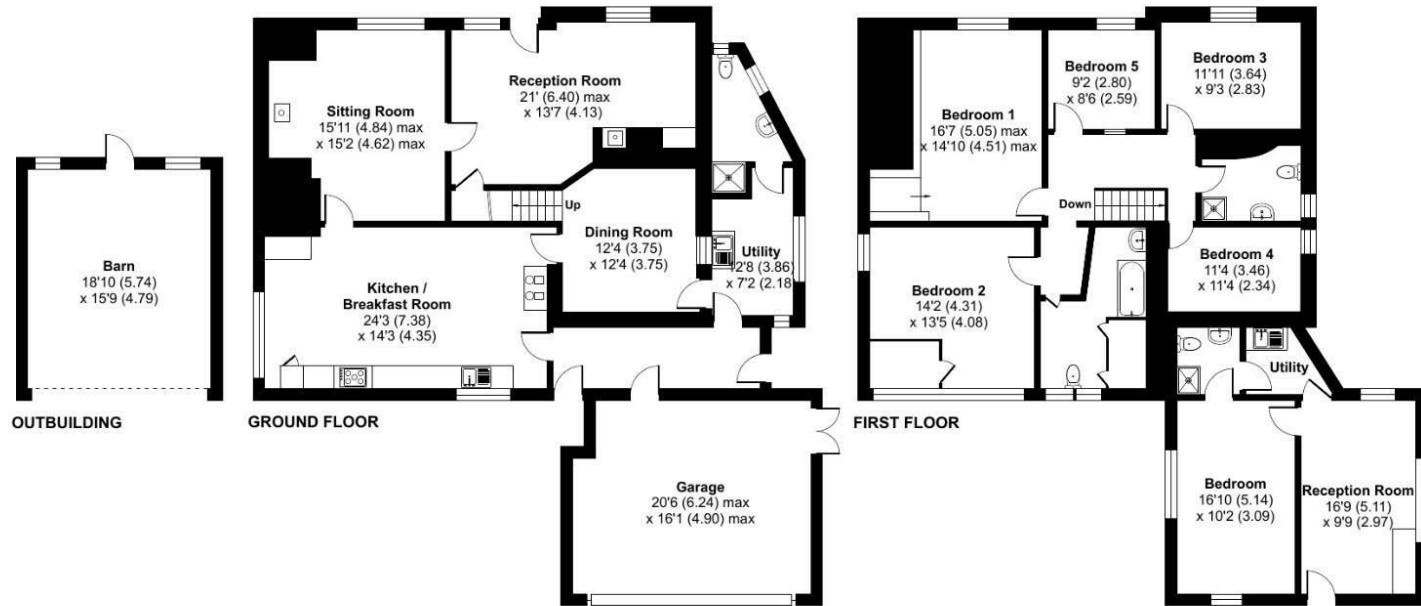


FOR SALE

Llaethbwllch, Llanfihangel, Llanfyllin, SY22 5JG



Approximate Area = 2411 sq ft / 224 sq m
Garage = 329 sq ft / 30.6 sq m
Annexe = 413 sq ft / 38.4 sq m
Outbuilding = 296 sq ft / 27.4 sq m
Total = 3449 sq ft / 320.4 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: 1482348



FOR SALE

Offers in the region of £430,000

Llaethbwllch, Llanfihangel, Llanfyllin, SY22 5JG

Llaethbwllch is a refurbished Welsh farmhouse with countryside views, modern upgrades and retained period character

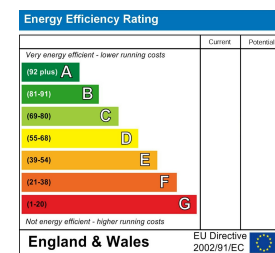
The property includes a self-contained annexe, ample parking, useful outbuildings

There is a paddock of approximately 1 acre and is ideally suited for grazing livestock, while also offering excellent potential for the establishment of a productive vegetable garden or smallholding to support a self sufficient lifestyle

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,

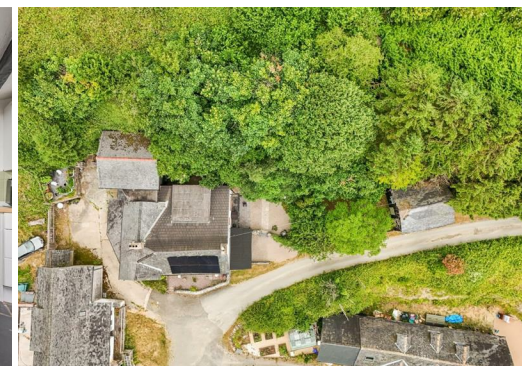
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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4 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Refurbished five bedroom farmhouse with countryside views
- Solar panels and air source heat pump
- Character features retained throughout
- Self contained annexe with independent access
- One acre paddock

LOCATION

Llanfihangel is a delightful rural village set in the heart of the Mid Wales countryside, surrounded by rolling farmland and attractive scenery

The village offers a peaceful lifestyle with a strong community spirit, whilst remaining conveniently accessible to Llanfyllin and Welshpool, which provide a wide range of shopping, schooling and leisure facilities. The surrounding area is ideal for walking, cycling and enjoying the outdoors, making Llanfihangel an appealing location for those seeking country living

SCHOOLS

The property is well placed for a range of schools. Primary education is available at nearby village and community schools, including Ysgol Gynradd Llanfihangel and Llanfyllin Community Primary School, whilst secondary education is provided by Ysgol Llanfyllin, a well-regarded all-through school serving pupils from 3-18 years. Further schooling options are available in Welshpool and the surrounding area, making the property an attractive choice for families seeking a rural lifestyle without sacrificing access to education

DESCRIPTION

Llaethbwllch is a charming former Welsh farmhouse and is set behind an attractive stone boundary wall that creates an impressive and welcoming approach. Enjoying far reaching views across the surrounding countryside, the property embodies the character and appeal of a traditional rural home while offering the comforts of modern living

The farmhouse has been extensively refurbished and improved, including the installation of solar panels, air source heat pump and partial double glazing. These enhancements have been carefully balanced with the retention of many original features, preserving the property's period charm and character

A particular highlight of the main house is the impressive inglenook fireplace with multi-fuel stove in the sitting room, complemented by exposed ceiling and wall timbers that are also a feature of the first-floor accommodation. Throughout the property, a wealth of original features combine to create a warm and welcoming atmosphere

At the heart of the home is a spacious country style kitchen with slate tiled flooring and ample space for family dining and entertaining, providing an ideal setting for everyday living. The ground floor accommodation also includes a dining room, together with a useful utility room (with shower room off) accessed from the side entrance

ANNEXE

Adjoining the main house is a self-contained annexe with its own independent access and adjoining concrete yard providing parking. Subject to any necessary consents, the annexe offers excellent potential for a variety of uses, including accommodation for extended family, guest accommodation or holiday letting

EXTERNALLY

Occupying a peaceful rural setting, Llaethbwllch enjoys a wonderful sense of privacy without being isolated. Two neighbouring properties nearby provide a reassuring sense of community while allowing the property to retain its secluded feel

The council maintained access road leads to a substantial concrete yard beside the property, providing ample parking. There is plenty of outdoor space for relaxation and entertaining beside the house with part of this area sheltered beneath a former barn addition, where original oak beams have been retained, creating an attractive veranda-style seating area and an appealing architectural feature in its own right

The property also benefits from a cottage style garden, which could readily be developed into a productive fruit orchard. Beyond this stands a useful timber barn providing additional storage, workshop space or covered parking

A further strip of land runs alongside the access road and behind the farmhouse, creating a natural buffer to the property. This area offers potential for landscaping with shrubs and rockeries, or the creation of a pathway leading to a seating area from which to enjoy the outstanding countryside views

LAND

Situated opposite the farmhouse is a useful paddock extending to approximately 1 acre, ideally suited for grazing, hobby farming or recreational use

SERVICES

Mains electricity, water supplied from a private well, waste treatment plant, an air source heat pump and solar panels are connected at the property.

None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'F'

DIRECTIONS

Postcode for the property is SY22 5JG

From Welshpool take the A490 road to Llanfyllin. Turn left just before Llanfyllin High School onto Bachie Road. Proceed up Bachie Road and bear right at the first junction on to Allt Goch Road. Continue along this road for approximately 3 miles until you turn right onto the access road where you will find Llaethbwllch on your right hand side

What3Words Reference is ///clauses.scoring.outnumber

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING 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 (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.

WEBSITES

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www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com