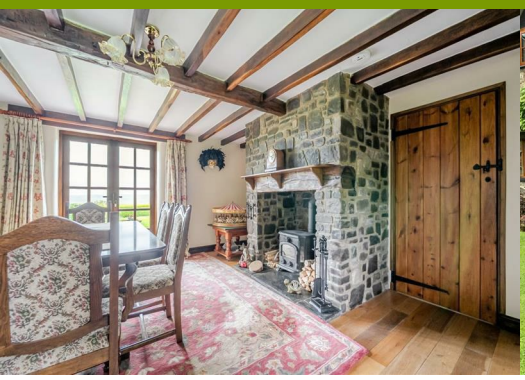


RHOLAU

LLANWNOG | CAERSWS | POWYS | SY17 5NZ







Rholau occupies an elevated position that echoes the siting of traditional Welsh farmsteads, enjoying sweeping views across the Severn valley whilst remaining naturally sheltered

An attractive four bedroom house that was carefully refurbished extensively in the late 1990s and perfectly blends character with comfort and sits centrally in its pristine gardens

There is also scope to create an adjoining office or residential annexe within the large two car garage, which benefits from ample height first floor storage area and offers excellent potential for conversion, subject to the necessary consents

Asking Price £550,000





2 4 2 D

- **Former Welsh farmstead**
- **Refurbished to a high standard**
- **Double garage separate single timber garage**
- **separate single timber garage**
- **South facing surrounding gardens**
- **outstanding panoramic countryside views**

LOCATION

Rholau occupies a historic and strategic position reminiscent of traditional farmsteads that were once carefully sited to command far reaching views while remaining sheltered from prevailing winds. Today, this beautifully restored in the late 1990s and thoughtfully extended home offers a harmonious blend of character, comfort and modern living

From above, the property appears almost encircled by a natural moat, its immaculate hedging forming a graceful boundary against the surrounding green pastureland. Approaching through the main gates, there is an immediate sense of calm and the unmistakable feeling of arriving somewhere special. The attractive house stands proudly, overlooking its neatly kept lawns and enjoying a sweeping panoramic outlook across the Severn valley and the rolling hills beyond

During the day, it is not traffic noise that carries on the breeze but the gentle sounds of nature; the sheep and cattle in neighbouring fields, birds in the hedgerows and in summer the shrilling calls of acrobatic swifts, along with the darting flight and calls of swallows and house martins overhead. Throughout the year, red kites and buzzards can also be seen circling gracefully above

By night, Rholau becomes a superb location for stargazing. With no intrusive light pollution, the velvet blue sky reveals its full brilliance, from familiar constellations to the soft, ethereal glow of the Milky Way on a clear evening

SCHOOLS

There is a mix of well regarded village primaries and accessible town schools in the area, with Caersws Community Primary School in Maesawelon that offers a friendly, community focused environment. Only a short drive is Ysgol Dyffryn Trannon in Trefeglwys, known for its Welsh medium provision and rural setting , while Ysgol Gynradd Carno provides another popular local option in the neighbouring village of Carno . For those seeking a broader choice, Newtown's Maesyrhandir C.P. School is within easy reach and offers the amenities of a larger town school environment with secondary schools in Newtown and Welshpool

DESCRIPTION

A climbing wisteria frames the front door of Rholau, and stepping inside you're greeted by a flagstone floored entrance hall with the feel of a castle keep, complete with an exposed natural stone wall running along one side

To the left, a cosy sitting room with a log burner offers an inviting retreat, while to the right a reception room leads through to the true heart of the home; a beautifully appointed kitchen with central island, integrated fridge, freezer and dishwasher, albeit that the view from the sink may well tempt you to wash up by hand

The generous utility room at the rear provides excellent storage with both wall and base units, alongside a practical shower room ideal for busy family life and muddy pawed dogs in winter

Off the kitchen, the dining room brings added charm with its stone inglenook fireplace and wood burning stove, and with French doors opening onto the front terrace it becomes a wonderfully adaptable space for all seasons

Upstairs, the principal bedroom is notably spacious, enjoying high vaulted ceilings, built in wardrobes and an ensuite bathroom, while the remaining three double bedrooms and the family bathroom all benefit from the home's lovely south facing outlook





EXTERNALLY

The double garage that adjoins the house is genuinely wide enough for two modern vehicles, with a fully boarded first floor offering excellent head height. This versatile space could readily be adapted into a home office or annexe, subject to the necessary consents

In addition, a separate single timber garage provides further storage or workshop potential, complemented by ample driveway parking

Set in the centre of its lawned gardens, the house is surrounded by thoughtfully designed, low maintenance shrubbery and flowering plants

There are numerous spots to sit back, unwind and take in the tranquillity of this beautiful corner of rural Wales

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'F'

SERVICES

Mains electricity, private water -borehole, private drainage and oil central heating are connected at the property.

The property is equipped with an electric oven and a gas hob, with the hob supplied by propane gas cylinders.

None of these services have been tested by Halls.

DIRECTIONS

Postcode for the property is SY17 5NZ

What3Words Reference is sport.survive.smothered

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 £36 (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.

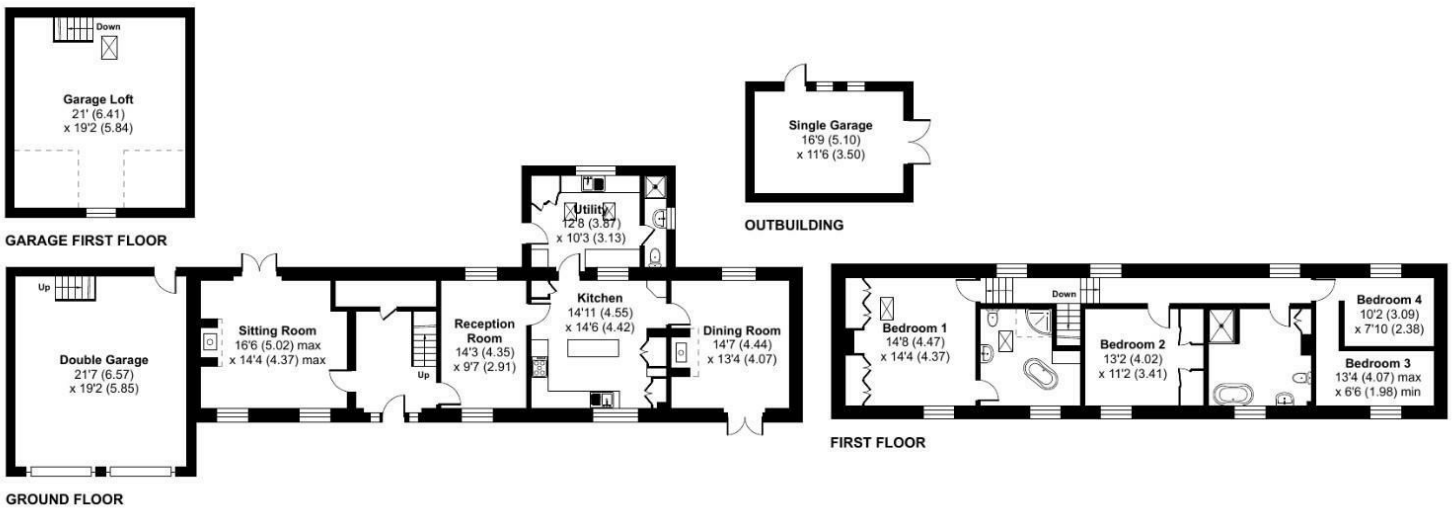
WEBSITES

Please note all of our properties can be viewed on the following websites:

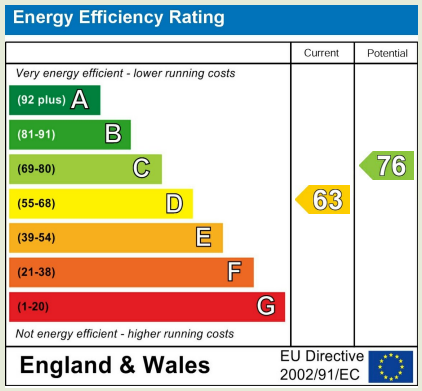
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 2068 sq ft / 192.1 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Garage = 729 sq ft / 67.7 sq m
Outbuilding = 192 sq ft / 17.9 sq m
Total = 3082 sq ft / 286.3 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1467714



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.

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01938 555552 welshpool@hallsgb.com
www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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.