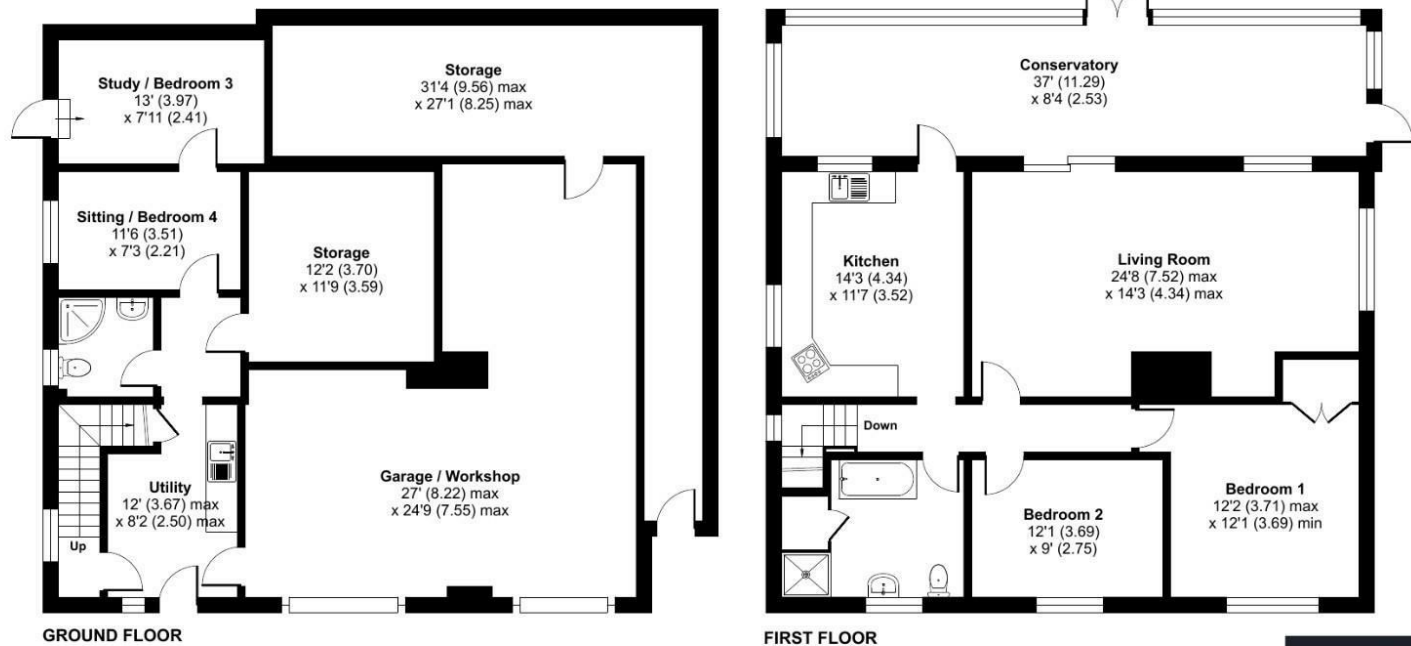


FOR SALE

Maes Y Derwen, Meifod, Powys, SY22 6DF



Approximate Area = 1891 sq ft / 175.7 sq m  
Garage = 845 sq ft / 78.5 sq m  
Total = 2736 sq ft / 254.2 sq m  
For identification only - Not to scale



FOR SALE

£435,000

Maes Y Derwen, Meifod, Powys, SY22 6DF

This four bedroom house is designed to take full advantage of glorious panoramic views over the beautiful Vyrnwy valley and the popular Powys village of Meifod.

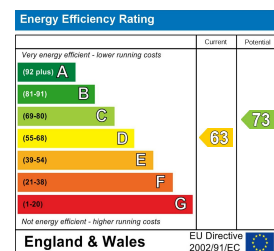
The principal rooms are positioned on the upper ground floor and the lower ground accommodation offers private access that could readily be adapted for extended family as a self contained one bedroom annexe.

There is ample parking and an expansive L shaped double garage with dual double-opening doors and is perfect for a workshop, hobby space or the ultimate man cave.



**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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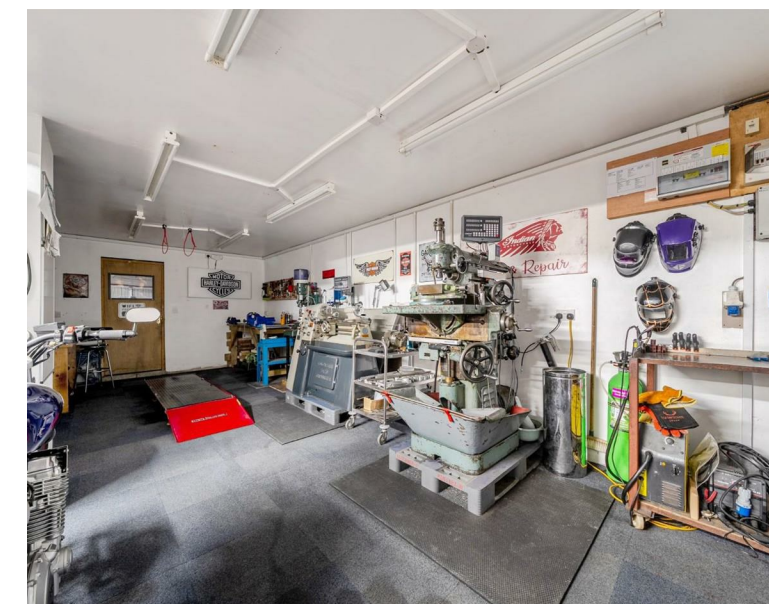
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- 4 Bedroom house
- Popular Village setting with panoramic vantage point.
- Lower ground accommodation offers potential for independent living
- An impressive L-shaped garage created for bikes, cars, and proper workshop craftsmanship.

**Situation**

Meifod is a picturesque village nestled in the heart of the Vyrnwy Valley, surrounded by rolling countryside and known for its genuine sense of community

With its charming mix of traditional homes, a well regarded primary school, local pub, church and village hall, Meifod offers a warm, welcoming atmosphere where neighbours know one another and village life thrives. Its peaceful rural setting, scenic walking routes and strong community spirit make it an appealing choice for those seeking a tranquil lifestyle without feeling isolated.

**Accommodation**

The property is approached via the lower ground floor, where there is generous parking and access to an impressive L shaped garage and workshop, complete with two double-opening doors. This versatile space is often referred to as a 'man cave' and is ideal for hobbyists, home mechanics, or those seeking substantial storage.

On entering the lower level, a utility room provides access to a cloakroom with WC and shower; a highly practical arrangement for dog owners wanting to clean muddy paws before entering the main living areas.

This floor also includes a sitting room/bedroom and a further bedroom currently used as a study, which enjoys views over, and direct access to, the side lawned garden. With this layout, there is clear potential to create a self contained annexe for multi generational living or guest accommodation.

The garage/workshop offers exceptional flexibility, with an additional storage area that could be incorporated into the workshop space or adapted to form a kitchen/dining area for an independent living suite in the adjoining living accommodation.

A further secure storage room behind the workshop provides ample space for garden equipment and benefits from its own covered and secure external access.

The property is designed in an upside down style, with the principal living areas located on the upper floor to maximise natural light and the outstanding views.

The kitchen, two main bedrooms, and the spacious lounge all enjoy far reaching outlooks across the village and surrounding countryside.

A standout feature is the full length conservatory, accessed from both the kitchen and the lounge. This superb space serves as the heart of the home throughout the year, with one end arranged as a dining area and the other as a cosy snug. It offers the feeling of being immersed in the garden while enjoying warmth and comfort; perfect for watching birds on the lawn or simply taking in the panoramic scenery.

This property also features full fibre to the premises, providing unlimited high-speed data connectivity, which is crucial for any potential buyer with a work-from-home requirement.

**Externally**

Stepping out from the conservatory onto the lawned and paved terrace, there is a sense of grandeur reminiscent of a country house.

The terrace is ideal for outdoor dining, entertaining, or simply relaxing while enjoying the elevated views over Meifod and the rolling green landscape.

The lawn offers space for leisure activities and gatherings and there is a natural, shrub planted wildlife bank rising up the hillside beside the property, creating a peaceful, biodiverse backdrop.

**Services**

Mains electricity, water, drainage and an electric air source heat pump 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 'E'

**Directions**

Postcode for the property is SY22 6DF

What3Words Reference is countries.overpaid.campers

**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**

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

- [www.hallsgb.com](http://www.hallsgb.com)
- [www.rightmove.co.uk](http://www.rightmove.co.uk)
- [www.onthemarket.com](http://www.onthemarket.com)