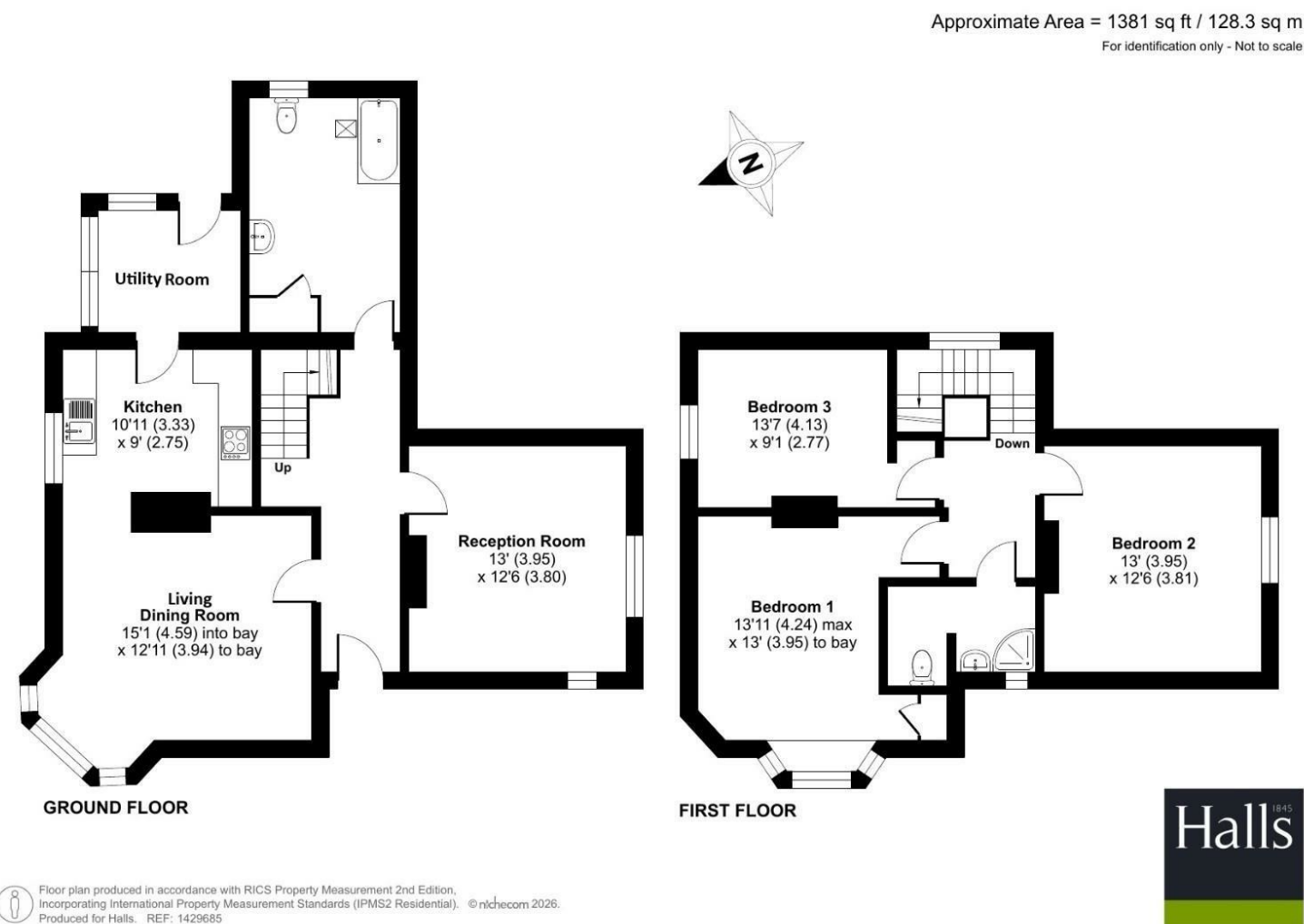


FOR SALE

Bryn Vyrnwy Llanwddyn, Oswestry, Powys, SY10 0LZ

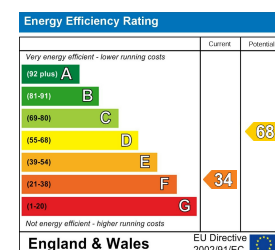


Bryn Vyrnwy Llanwddyn, Oswestry, Powys, SY10 0LZ

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

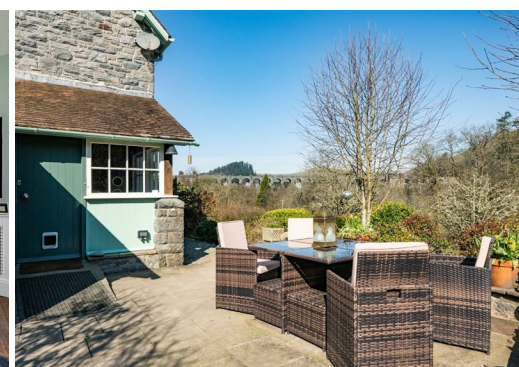
Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial


2 Reception
Room/s


3 Bedroom/s


2 Bath/Shower
Room/s





- **Exceptional location beneath Lake Vyrnwy Dam**
- **Full of charm and character features**
- **Spacious and versatile living accommodation**
- **Three generous bedrooms with period features**
- **Beautiful surrounding countryside views**
- **Attractive gardens and ample parking**
- **Access to a wide range of outdoor pursuits**

Situation

Situated just below the iconic Lake Vyrnwy Dam, this former Dam Manager’s cottage offers a rare opportunity to acquire a truly distinctive home, rich in charm and character. Set against a stunning backdrop, the property enjoys a peaceful and scenic setting that perfectly complements its historic significance.

This unique cottage effortlessly blends heritage and comfort, with a wealth of character features throughout that reflect its original purpose and history. From the moment you arrive, the property exudes charm and offers a warm and welcoming atmosphere.

Internally, the accommodation is both practical and full of personality, with well-proportioned rooms and charming details that create a cosy yet spacious home. The living areas provide ideal spaces for both relaxation and entertaining, while the overall layout suits modern living within a character setting.

The property offers the new owner a wealth of outdoor pursuits right on the doorstep, including water sports, mountain biking, and an abundance of scenic walking opportunities—perfect for those who enjoy an active lifestyle surrounded by nature.

Accomodation

The property is approached via a large covered entrance canopy, leading into a spacious entrance hall featuring quarry tiled flooring and an attractive turned staircase rising to the first floor.

The dual-aspect lounge is a delightful living space, showcasing exposed floorboards and a period-style fireplace surround, creating a cosy yet elegant setting. Across the hallway, the family room enjoys a spectacular bay window with a fitted window seat, perfectly framing views of the dam and surrounding countryside. This room also benefits from a charming period fireplace and flows seamlessly into the refitted kitchen, which in turn leads through to a practical rear utility room.

To the first floor, the property offers three generous bedrooms, each enjoying stunning views and benefitting from original period fireplaces, further enhancing the home’s character. A stylishly refitted shower room completes the upper level. The ground floor is further enhanced by a beautifully refurbished bathroom, finished to a high specification.

Externally

Externally, the property is accessed via a gated entrance leading to a gravelled parking and turning area, complemented by a car port and a clad storage container. The wrap-around gardens are predominantly laid to lawn and feature well-stocked borders, fruit trees, a greenhouse, and vegetable beds—ideal for keen gardeners. A paved seating area provides the perfect spot to relax and enjoy the stunning sunsets over the dam.

Eco Features

The property has the benefit of an air source heat pump, solar PV with battery storage making it very cost effective to run Fibre Broad Band is available to the property

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for

