

**FOR SALE**

Offers in the region of £425,000

## Manafon Grange, Manafon, Welshpool, Powys, SY21 8BL

An exciting opportunity for prospective buyers. The price reflects that the property requires improvement and modernisation. Manafon Grange has, for the first time, been made available for sale to the open market. This Grade 2 listed Georgian property is formerly the home of Welsh poet R S Thomas. It offers generous rooms laid out over three floors, retains most of the original character features and would make a great family home. The property backs on to the River Rhiw, has fishing rights and sits in a generous plot with established Sequoia and Yew trees.





- Exciting opportunity for prospective buyers
- Grade 2 listed Georgian property
- Formerly the home of Welsh poet R S Thomas
- Requires improvement and modernisation
- Generous rooms laid out over three floors
- Retains most of the original character features

Timber entrance door leading into

## RECEPTION HALLWAY

Sash window with shutters to front elevation, polished marble fire surround, recessed fireplace with brick backing and slate hearth, storage cupboards to either side of chimney breast, three radiators, stairs off.

## LOUNGE

Open fire with decorative period surround and grate with slate hearth, sash window with shutters to the front elevation, two sash windows to the side elevation, French doors to the rear, four radiators.

## REAR HALLWAY

Door to cellar.

## UTILITY ROOM

Window to the rear elevation, wall mounted wash hand basin, quarry tiled floor, radiator.

## W.C.

Low level W.C., quarry tiled floor.

## DINING ROOM

Fireplace recess with timber surround, quarry tiled floor, cupboard housing Worcester boiler and timer controls, double glazed patio doors leading to rear elevation, window to side elevation, radiator.

## KITCHEN

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, space for range cooker, extractor canopy, exposed ceiling beam, radiator, window to rear elevation, cupboard housing fuse board, bread oven.

## BOOT ROOM

Door to side elevation, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and dishwasher, laminate work surface, window to front elevation, space for fridge freezer.

## CELLAR

\*Restricted head room\*. Divided into three rooms with quarry tiled floor.

## SPLIT LEVEL LANDING

Window to rear elevation, stairs to second floor, radiator.

## BEDROOM ONE

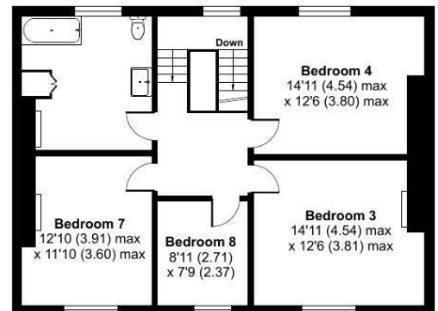
Sash window to front elevation, two sash windows to side elevation offering dual aspect room with views along the valley, two radiators, picture rail.

## BEDROOM TWO

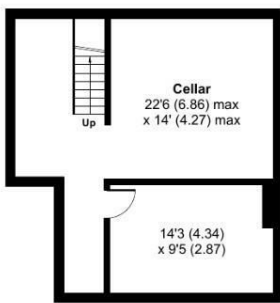
Two sash windows to front elevation overlooking the surrounding farmland, feature fire surround with slate hearth, fitted bookcase, two radiators, picture rail.



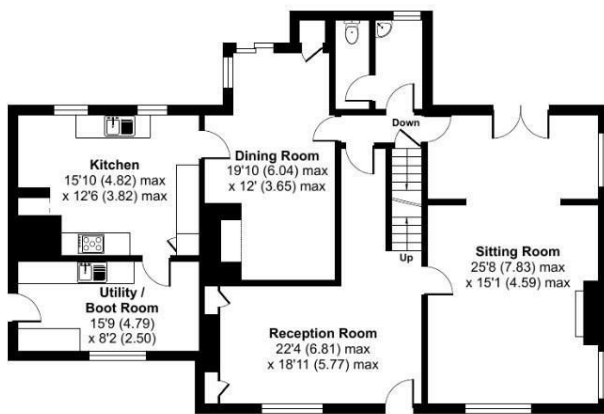
Approximate Area = 3691 sq ft / 342.9 sq m  
For identification only - Not to scale



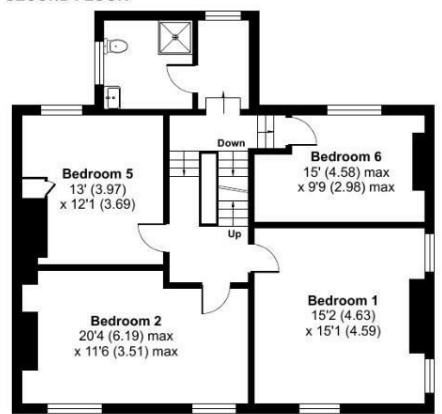
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2025. Produced for Halls. REF: 1307231



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



8 Bedroom/s



2 Bath/Shower Room/s



#### BEDROOM THREE

Sash window to rear elevation, radiator, picture rail.

#### SHOWER ROOM

Walk-in shower, low level W.C., wash hand basin set on vanity unit, tiled walls, radiator.

#### SECOND FLOOR LANDING

Sash window to rear elevation, radiator.

#### BEDROOM FOUR

Sash window to the front elevation, radiator, cast iron fire grate and surround.

#### BEDROOM FIVE

Sash window to front elevation, radiator, cast iron fire grate and surround.

#### BEDROOM SIX

Sash window to rear elevation, radiator.

#### BEDROOM SEVEN

Sash window to front elevation, radiator.

#### BEDROOM EIGHT

Sash window to front elevation, radiator.

#### BATHROOM

Bath, low level W.C., radiator, pedestal wash hand basin, cast iron fire grate and surround, airing cupboard, loft access.

#### EXTERNALLY

To the front, the property has gated entrance to tarmac parking and turning area, lawned area, entrance canopy, a number of established Sequoia and Yew trees. To the rear there is a lawned area, established trees, patio area, river frontage and oil tank.



#### AGENTS NOTES

This property is offered for sale with no onward chain. The property has fishing rights in the river to the rear. This property is the former home of the poet R. S. Thomas.

#### SERVICES

Mains electricity, mains water, oil central heating and private drainage 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 'H'

#### VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552.

Email: [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)

#### DIRECTIONS

Postcode for the property is SY21 8BL

What3Words Reference is [tango.adventure.awestruck](https://www.what3words.com/?q=tango.adventure.awestruck)

#### 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)

FOR SALE

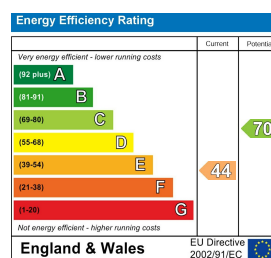
Manafon Grange, Manafon, Welshpool, Powys, SY21 8BL



**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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