



PLAS ONN

LLANFECHAIN | SY22 6XE





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Welshpool 12 miles | Oswestry 12 miles | Wrexham 27 miles | Shrewsbury 25 miles | Chester 39 miles
(All mileages are approximate)

A charming stone cottage with a one-bedroom annexe, set within gardens and grounds extending to approximately 4.14 acres, enjoying a peaceful and idyllic rural setting in Llanfechain.

Substantial Stone Country Cottage
Over 1,600 sq ft of Well-Presented Characterful Accommodation
One-Bedroom Annexe Extending to over 500 sq ft
Set in approx. 4.14 Acres
Elevated Rural Setting



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Plas Onn offers a rare opportunity to acquire an enchanting four-bedroom detached stone farmhouse with a converted one-bedroom barn annexe, occupying a delightful rural setting within mature south-facing gardens and enjoying panoramic views across the surrounding countryside.

Formerly belonging to the neighbouring Bodynfoel Estate, the property served as the farmhouse to the surrounding farmland until its sale towards the end of the 20th century, combining an appealing sense of history with all the charm of a traditional country residence.

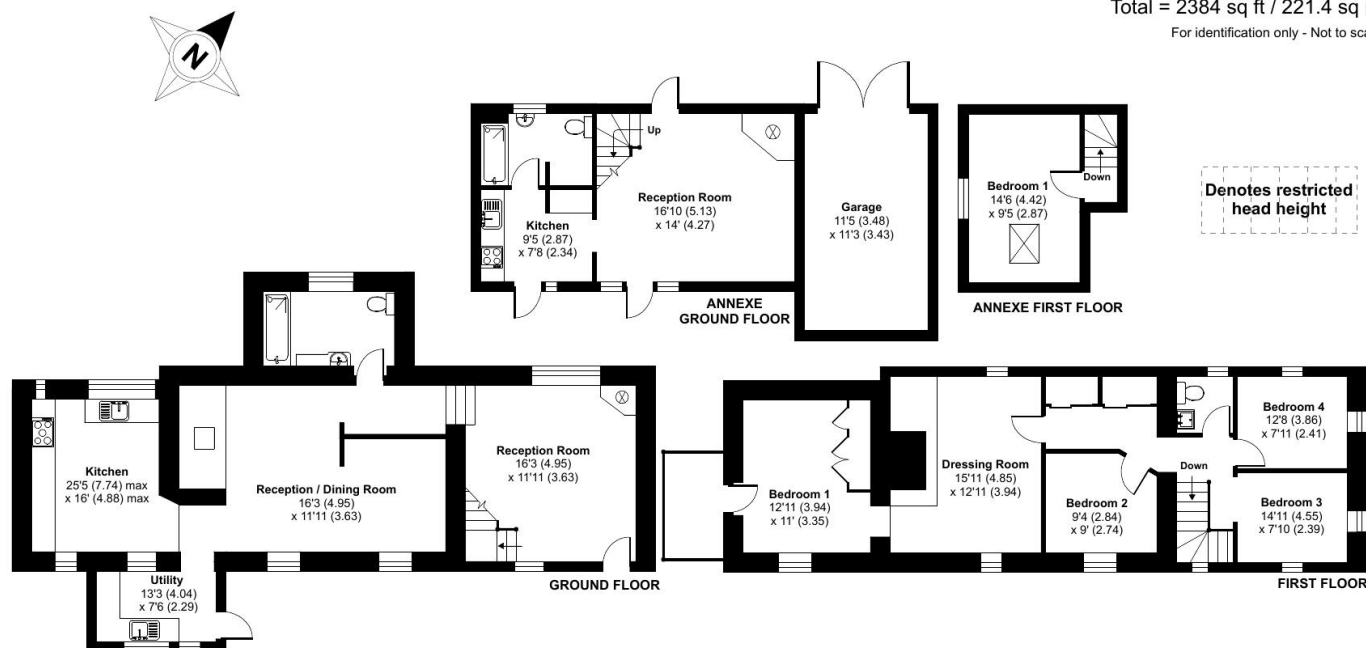
The property lies within land and gardens which extend, in all, to around 4.14 acres allowing it to serve as a superb country home ideally suited to families and those with equestrian and agricultural interests.

SITUATION

Plas Onn is located in Llanfechain, a picturesque village nestled within the rolling countryside of north Powys, close to the Welsh-English border. The village enjoys an active community, with amenities including a primary school, village hall, public house and convenience shop, while the River Cain and historic St Garmon's Church add to its charm. Nearby Llanfyllin provides further everyday facilities, with the market towns of Oswestry and Welshpool offering a wider choice of shopping, leisure and services. The surrounding countryside provides an attractive setting for walking and outdoor pursuits.

PROPERTY

The main residence is arranged over two floors, offering well-proportioned living accommodation with a flexible layout suited to modern family life. The property retains an attractive traditional appearance, incorporating stonework, brick detailing and a slate roof, which sit comfortably within the surrounding rural landscape.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1530525



The ground floor accommodation centres around a spacious kitchen, providing ample room for everyday cooking and dining, with a central island and access through to a welcoming reception room. A further reception room offers additional living space, providing flexibility for both formal and informal use.

A useful utility room, with external access, and a ground floor bathroom complete the accommodation at this level.

Stairs rise to the first floor, where the accommodation comprises four bedrooms, including an impressive principal suite approached through a generous dressing room and benefiting from a balcony, providing a delightful spot from which to appreciate the exceptional setting. The bedrooms are served by a conveniently positioned WC with wash hand basin.



ANNEXE

Across an attractive York stone courtyard from the main house lies a charming wisteria-clad barn conversion, offering versatile annexe accommodation ideal for independent guest accommodation, multi-generational living, a teenager's suite, home working or holiday letting, subject to any necessary permissions and consents. The ground floor comprises a spacious reception room with ample room for seating and dining, together with a separate fitted kitchen leading through to a bathroom with a bath, WC and wash hand basin. Stairs rise from the reception room to a first-floor bedroom, whilst an adjoining garage offers useful parking and storage.

GARDENS & LAND

Plas Onn is complemented by attractive south-facing gardens which feature expanses of lawn arranged over three terraces, established flower beds, a selection of fruit trees and soft fruit bushes, and a well-stocked vegetable patch. Enjoying panoramic views across the surrounding countryside, the gardens provide a delightful setting and a haven for birdlife.

Situated across the lane from the house and gardens is a parcel of land extending to approximately 3.84 acres. Benefiting from a water supply and stock-proof fencing, the field slopes down towards a wooded gully and provides useful space for grazing or hobby-farming interests.



SCHOOLING

Llanfechain itself benefits from Llanfechain Church in Wales Primary School, with further primary schooling options in the surrounding area including Llansantffraid Church in Wales Primary School. Secondary education is available nearby at Ysgol Llanfyllin. For those seeking independent education, the wider area offers Oswestry School, Moreton Hall, Packwood Haugh preparatory school and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property is served by mains electricity, a private borehole water supply, oil-fired central heating and a private drainage system.

LOCAL AUTHORITY

Powys County Council

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - E

DIRECTIONS

From Oswestry, take the A483 south towards Welshpool. At Llyncllys Crossroads, turn right towards Porth-Y-Waen, then bear left onto the A495. In Llansantffraid, turn right onto the B4393 towards Llanfyllin. After approximately two miles, turn right into Llanfechain, signposted School. Pass the pub and church, cross the bridge and turn immediately left. Follow the lane uphill, taking the second right at the tree marked Plas Onn. Continue uphill for approximately half a mile, where Plas Onn is on the left.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



