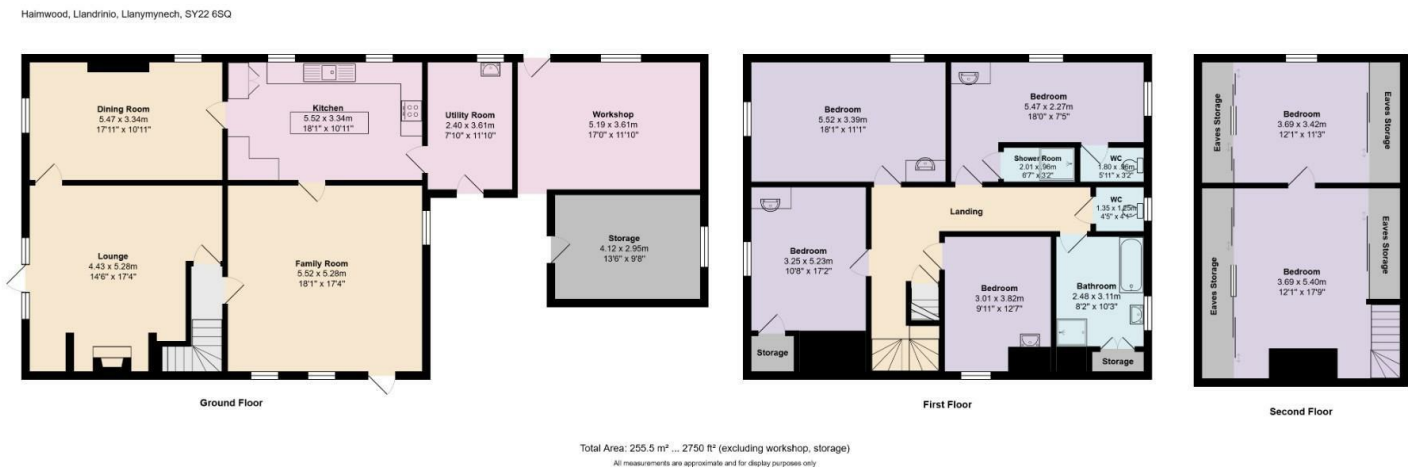


FOR SALE

Haimwood Llandrinio, Llanymynech, Powys, SY22 6SQ



FOR SALE

By Auction £225,000

Haimwood Llandrinio, Llanymynech, Powys, SY22 6SQ

AUCTION GUIDE PRICE £225,000 - £250,000 Viewing Strictly By Appointment ***

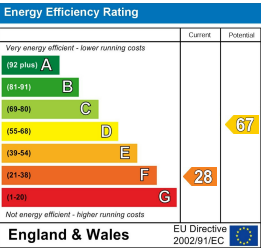
Haimwood is a characterful five-bedroom period farmhouse set within approximately 5.95 acres of attractive riverside grounds. The property includes three adjoining cottages, all currently let and generating an income of £17,400 per annum. With traditional brick construction, a charming central courtyard and versatile accommodation, Haimwood offers an appealing combination of character, privacy and income potential



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@halls.gb.com



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01938 555552



3 Reception
Room/s



5 Bedroom/s



2 Bath/Shower
Room/s



- **Farmhouse requiring some modernisation and refurbishment**
- **Attic room that could be converted to additional bedrooms**
- **Range of useful outbuildings**
- **Three cottages generating an annual rental income of £17,400 pa**
- **Previously run as a clay pigeon shooting ground**
- **For Sale by Public Auction**

HAIMWOOD
A distinguished period farmhouse with income-producing cottages and riverside grounds extending to approximately 5.95 acres. Haimwood is an attractive and highly practical period farmhouse of traditional brick construction, arranged around a courtyard. The layout provides both privacy and versatility, well suited to multi-generational living or income generation. The principal farmhouse offers well-balanced accommodation with an emphasis on practicality and flow, while retaining the inherent character expected of a home of this era.

COURTYARD COTTAGES
Set around the courtyard are three self-contained cottages. The cottages are currently let and generate an annual income of approximately £17,400, presenting an established and immediate revenue stream. Additional parking is situated to the rear of the cottages for residents' use, ensuring convenience while maintaining the integrity of the courtyard setting. The arrangement of the dwellings offers considerable flexibility whether for continued letting, guest accommodation, multi-generational occupation or future reconfiguration (subject to the necessary consents).

GROUPS & SETTINGS
The property extends to approximately 5.95 acres of level grassland. The boundary runs alongside the River Severn. Prior to retirement, the land was successfully utilised as a clay shooting ground, demonstrating the breadth of opportunity the acreage provides. The grounds may lend themselves to a variety of alternative uses (subject to PP).

The accommodation is both practical and generously proportioned. Entry is via a useful boot room/utility room, ideally suited to country living. The heart of the house is a spacious kitchen, opening to a family room with a separate dining room beyond — providing an excellent arrangement for both day-to-day living and entertaining. The principal reception room is a charming lounge featuring exposed beams and a substantial inglenook fireplace, creating a warm and characterful focal point.

To the first floor, a generous landing leads to four well-proportioned double bedrooms, one of which benefits from an ensuite shower and W.C. A family bathroom and separate W.C. serve the remaining bedrooms. Stairs rise to attic rooms above, offering further potential for accommodation or storage. Whilst the farmhouse would benefit from a programme of refurbishment, it offers spacious accommodation, inherent character and considerable scope for enhancement.

COURTYARD COTTAGES - INCOMES
Set attractively around the courtyard are three established residential cottages, together providing a valuable and consistent income stream.

The Annex – A two-bedroom, two-storey property, currently let at £500 per calendar month.
Swallow Cottage – A two-bedroom end-terrace bungalow, currently let at £550 per calendar month.
Swan Cottage – A two-bedroom end-terrace bungalow, currently let at £500 per calendar month.

The cottages generate a combined annual income of approximately £17,400 per annum. The Council Tax Band for all three cottages is C (Powys County Council).

Despite its tranquil rural position, Haimwood is highly accessible. A local shop lies approximately one mile away, and the property is centrally positioned between Shrewsbury, Welshpool and Oswestry, offering convenient access to a comprehensive range of shopping, schooling and leisure facilities.

SERVICES
We understand that the property has the benefit of mains water and electric. Drainage is provided to a shared private system. No heating is connected at the property.
None of these services have been tested by Halls.

TENURE
Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY/TAX BAND
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. The property is in band 'G'

DIRECTIONS
Postcode for the property is SY22 6SQ. What3Words Reference is flush.artist.umbrella

On entering Haimwood please keep to the right side of the drive and then park up in the large courtyard.

To the left side is the tenants garden area and limited parking for them.

Please note . All initial viewings will not be shown inside the three let cottages. However, pictures and details will be made available at the time of viewing

FLOOD RISK
The property is located in an area that is liable to flooding, Buyers should review the National Resources Wales flood risk data on their web site, prior to any commitment to purchase.

<https://check-your-flood-risk.naturalresources.wales/?culture=en-GB>

VIEWINGS
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Viewers please note, on entering Haimwood please keep to the right side of the drive and then park up in the large courtyard. To the left side is the tenants garden area and limited parking for them.

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METHOD OF SALE
The property will be offered for sale by Public Auction on Friday 25th September 2026 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury SY4 3DR at 2 pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

CONTRACT & SPECIAL CONDITIONS
The land will be sold subject to the Special Conditions of Sale, which are not to be read at the time of sale, but can be requested from Halls, the Auctioneers or Hywel Jones, GHP LEGAL, 21 The Cross, Oswestry, Shropshire, SY11 1PN, prior to the date of the auction. The purchasers shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of Sale or not.

ANTI-MONEY LAUNDERING
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit our website.

BIDDING ON BEHALF OF ANOTHER PARTY
Where a person registers to bid on behalf of another individual or entity (the "Ultimate Purchaser"), the Auctioneers must be notified in advance of the auction. The bidder will be required to provide a valid, signed letter of authority from the Ultimate Purchaser confirming they are authorised to bid on their behalf. In addition, full identification and verification checks must be completed on the Ultimate Purchaser in accordance with anti-money laundering regulations prior to the auction. The individual attending and bidding must also produce satisfactory identification on the day. The Auctioneers reserve the right to refuse registration and/or any bid where these requirements have not been fully satisfied.

GUIDE PRICE/RESERVE
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figures that the property/land will sell for and they may change at any time prior to the auction. Each property will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the property during the auction), which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

BUYERS PREMIUM
In addition to the Contract Deposit, purchasers should note that a Buyer's Premium is payable on the fall of the hammer, as specified within the individual lot details. The Buyer's Premium is payable in addition to the purchase price. For properties selling at £25,000 or above: 3.5% of the purchase price plus VAT, subject to a minimum fee of £4,000 plus VAT. For properties selling at £24,999 or below: A fixed fee of £2,000 plus VAT.