





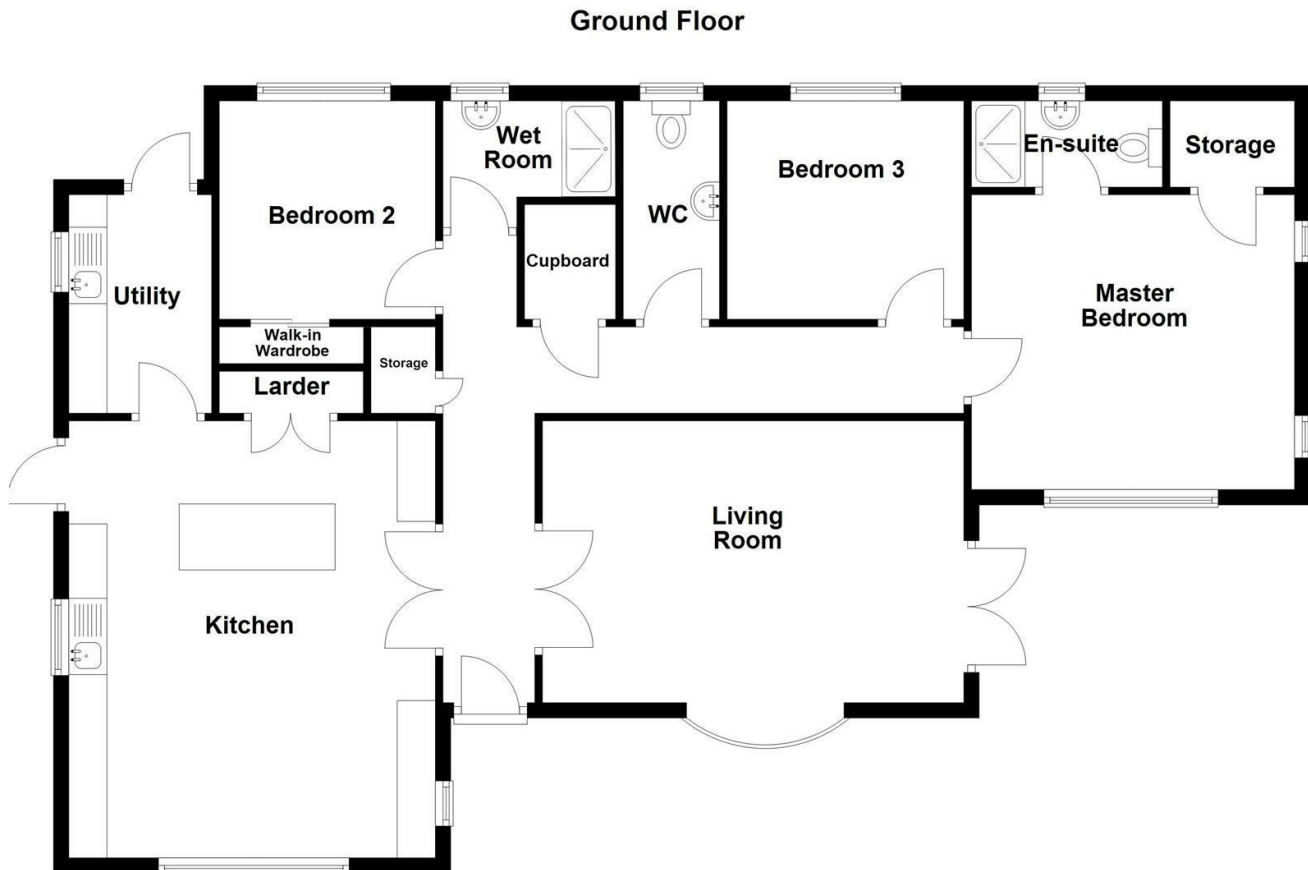
Brynnant Maes Mawr, Welshpool, SY21 9DB
£1,850,000

Brynnant provides an excellent opportunity to purchase a bungalow, good range of outbuildings, and extending to 126.52 acres (51.20 ha) as a whole.

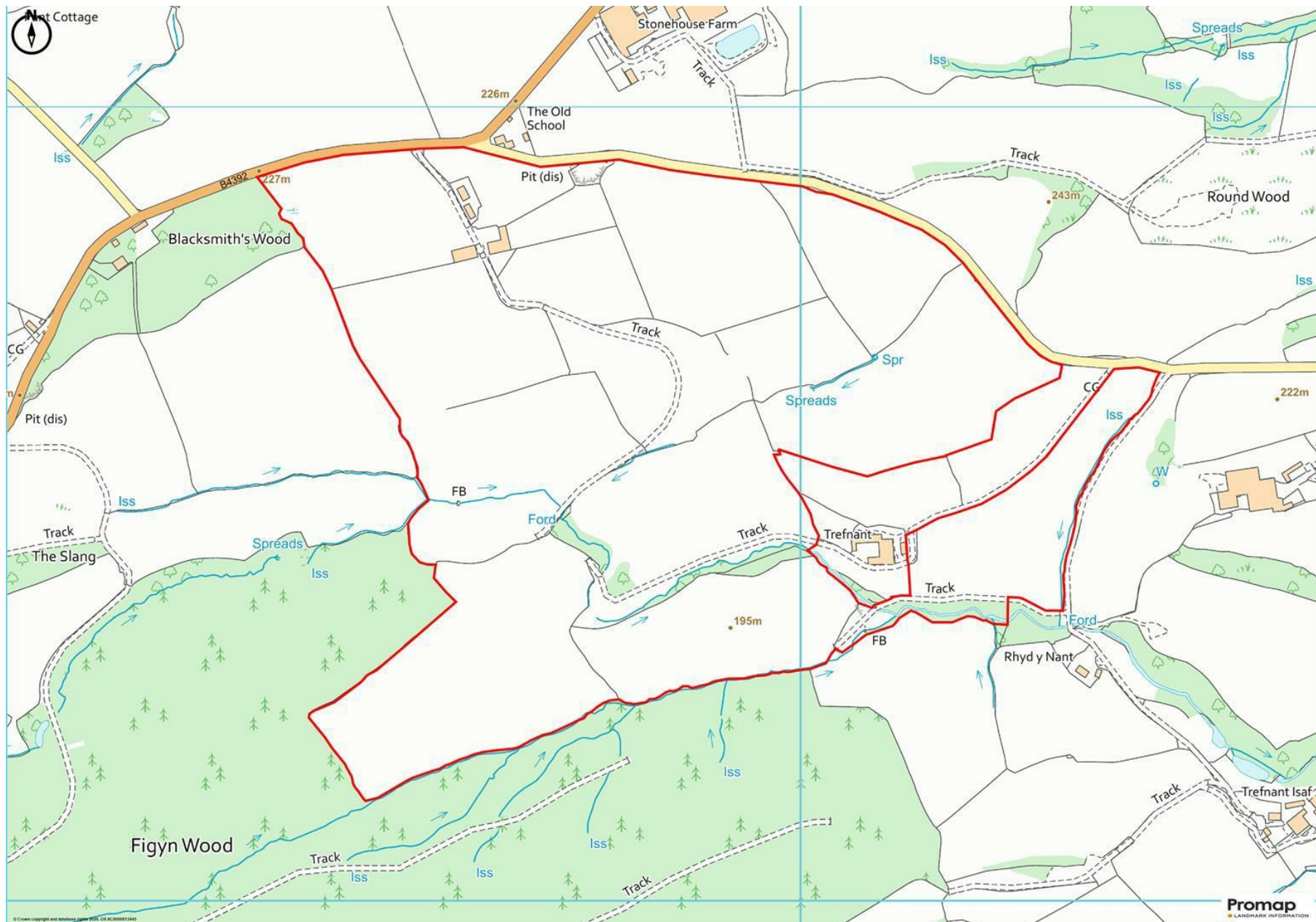
The 3 bedroom bungalow was built in 2022 to a high specification with far reaching views towards over Shropshire and the Berwyn Mountains. The property boasts well-equipped, modern outbuildings with sheep handling facilities and workshop. The land is undulating and productive grassland within a ring-fence and with good roadside access.

Please note: Brynnant is subject to a rural enterprise occupancy restriction





Map of Property
(not to scale - for identification purposes only)





Description

Brynnant comprises of a high-specification bungalow completed in 2020, well-equipped buildings and ring-fenced productive grassland with good roadside access. The property offers and excellent opportunity to acquire a stand-alone agricultural unit or as an addition to existing holdings.

Location

Brynnant occupies an elevated position within beautiful countryside, enjoying far-reaching views towards Shropshire to the east and the Berwyn Mountains to the north. It is within close reach of Welshpool which has a wide range of amenities and a renowned livestock market.

The Bungalow

The bungalow at Brynnant was completed in 2020 by the current owners and has been designed and built to high specification, including oak cabinetry, quartz worktops and under-floor heating throughout. It is positioned to enjoy the views and the design incorporates vaulted ceilings and apex windows to maximise them.

Kitchen/Diner

18'9" x 15'8" (5.72m x 4.80m)

Impressive Kitchen/Dining room with vaulted ceilings, apex windows and far reaching views. Oak kitchen cabinetry with quartz worktop, large pantry cupboard and ceramic tiled floor.

Utility Room

9'4" x 6'1" (2.86m x 1.87m)

Oak units with sink and space for washing machine and tumble dryer. Door to semi-enclosed porch at rear of property.

Cloakroom

Lounge

12'1" x 17'8" (3.69m x 5.40m)

Dual aspect lounge with views toward Shropshire and the Berwyns. Log burner with back boiler and double doors out to the patio.

Bedroom 1

12'7" x 13'10" (3.86m x 4.23m)

Master bedroom with dual aspect views, walk in wardrobe and ensuite with shower, basin and WC

Bedroom 2

9'4" x 9'3" (2.86m x 2.83m)

Double bedroom with built-in wardrobe

Bedroom 3

9'9" x 10'2" (2.98m x 3.10m)

Double bedroom

Shower room & separate WC

Large shower enclosure and basin

Store room

Outdoor Utility Room

Useful outdoor utility room with sink, WC, large store room and access through to the garage

Farm Buildings

Workshop steel portal frame building with roller shutter door 16m x 9.5m

Steel portal frame building fronted with concrete yard and sheep race adjoining 27m x 15m

Steel portal frame building 30.5m x 15.5m

Garage

Garage with roller shutter door and mezzanine storage space

Rural Enterprise Occupancy Restriction

The bungalow is subject to a Rural Enterprise

Occupancy restriction. The occupancy of the dwelling shall be restricted to:

- a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or if it can be demonstrated that there are no such eligible occupiers,
- b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

The land currently has graziers on the land with a grazing agreement until 1st Sept 2026.



General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Welshpool take to A490 towards Guilsfield. Continue for 2.5 miles then take the left turn by the fuel station signposted Maesmawr. After 2.5 miles the property can be seen on the left. What3words [///highlighted.waltzes.driving](https://www.what3words.com/highlighted.waltzes.driving)

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.