



THE COACH HOUSE | MARKET SQUARE

LLANRHAEADR YM MOCHNANT | OSWESTRY | SY10 0JL



A characterful and tastefully presented two-bedroom Grade II listed detached former coach house boasting off-street parking, and generous gardens, enviably situated within the heart of Llanrhaeadr Ym Mochnant.

Offers in the region of £325,000



- Former Coach House
- Versatile Accommodation
- Well-Presented
- Attractive Gardens
- Off Street Parking
- Convenient Village Location

DESCRIPTION

Halls are delighted with instructions to offer The Coach House in Llanrhaeadr Ym Mochnant for sale by private treaty.

The Coach House is a charming detached former coach house which has been subject to a range of sympathetic improvement works by the current vendor and now provides over 1,400 sq ft of beautifully presented and characterful accommodation arranged across two deceptively spacious floors.

The ground floor comprises a welcoming Entrance Hall, contemporary Kitchen/Breakfast Room, Cloakroom and an interconnected arrangement of generously proportioned Living and Dining Rooms centred around a striking double-sided brick fireplace. To the first floor are an impressive galleried Landing and two substantial double Bedrooms, each benefiting from its own bath or shower room.

Throughout, exposed timbers, oak flooring, deep window sills and exposed stonework combine to create a home of considerable warmth, individuality and charm.

Externally, the property is complemented by two allocated parking spaces and a particularly generous, enclosed garden, incorporating an extensive terrace, timber pergola, lawn and useful outbuildings.



SITUATION

The Coach House is pleasantly positioned within the popular village of Llanrhaeadr Ym Mochnant, surrounded by attractive North Powys countryside. The village offers a good range of everyday amenities, including a shop, public houses, primary school and medical facilities. The area is renowned for its scenic countryside, with the Berwyn Mountains and Pistyll Rhaeadr nearby, whilst Oswestry lies approximately 12 miles away offering a wider range of shopping, leisure and transport links.

SCHOOLING

The property is conveniently situated within easy reach of a number of well-regarded local educational facilities, including Ysgol Llanrhaeadr-ym-Mochnant, which provides nursery and primary education, Ysgol Pennant Primary School, Llanarmon Dyffryn Ceiriog School, Ysgol Bro Cynllaith, Llanfechain C.I.W. School, and Ysgol Llanfyllin, which offers education from primary through to secondary level.

THE PROPERTY

The property is principally accessed via a stable entrance door, which opens into a bright and welcoming entrance hall featuring oak flooring, a coved ceiling and a window to the front elevation. From here, stairs rise to the first floor, while glazed doors provide access into the kitchen/breakfast room and principal reception room. The ground-floor accommodation is further complemented by a useful cloakroom containing a low-flush WC and hand basin.

The beautifully designed kitchen/breakfast room is fitted with a contemporary range of base and wall units, complemented by work surfaces, under-unit lighting and a Belfast sink. Integrated and planned appliance space is provided, while a breakfast bar creates an ideal setting for informal dining. A side-facing window and glazed external door with adjoining panel allow plentiful natural light and provide direct access to the rear garden.

The principal living accommodation comprises a bright and generously proportioned reception room, featuring oak flooring and a striking double-sided brick fireplace incorporating a multi-fuel stove set upon a slate hearth. A full-length glazed door opens onto the front of the property, while the room flows naturally into an adjoining dining room, creating an interconnected and particularly sociable arrangement ideally suited to entertaining and family moments alike. The dining room benefits from dual-aspect windows with deep oak sills and a further external door.



Stairs rise to an impressive first-floor Landing, which forms a notable feature of the property and offers sufficient space for a variety of uses. This characterful area features oak flooring, a vaulted ceiling with exposed timbers, exposed stonework and a roof window.

Doors lead from the landing into two substantial double bedrooms. Bedroom one benefits from dual-aspect windows with deep oak sills, built-in wardrobes and an adjoining en-suite shower room comprising a shower enclosure, wall-mounted hand basin and low-flush WC. Bedroom two is approached via a small number of steps and is an especially spacious and characterful room, featuring a vaulted ceiling with exposed timbers and windows to both the front and rear elevations.

Bedroom two enjoys direct access into a particularly impressive bathroom, which is beautifully appointed with a centrally positioned freestanding roll-top bath, twin hand basins set within stylish vanity units, a generous walk-in rainfall shower, bidet and high-level WC. A striking vaulted ceiling with exposed timbers, dual-aspect windows with deep oak sills and a blend of timber and tiled flooring further enhance this luxurious and characterful space.

OUTSIDE

To the front of the property is a particularly generous and attractively landscaped enclosed garden, featuring an extensive low-maintenance resin-bound terrace, ideal for outdoor seating, dining and entertaining.

A substantial timber pergola creates an attractive focal point, complemented by a neatly maintained lawn, mature planting and charming picket fencing. The garden also benefits from a useful timber storage shed, while two allocated parking spaces are positioned to the side of the property.

DIRECTIONS

From Oswestry, proceed south on the A483 towards Welshpool and turn right signposted for Trefonen. Continue on this route through Treflach and onward to Llangedwyn. Proceed through Pentre Felin and continue into Llanrhaeadr Ym Mochnant upon reaching the centre turn right onto Park Street where the property will be found shortly after on the right-hand side identified by a Halls for sale sign.

W3W

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LISTING

We further understand that the property is Grade II listed.



SERVICES

We are advised that the property benefits from mains water, gas, electric, and drainage.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

The property is shown as being within council tax band 'E' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) 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 (plus 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.

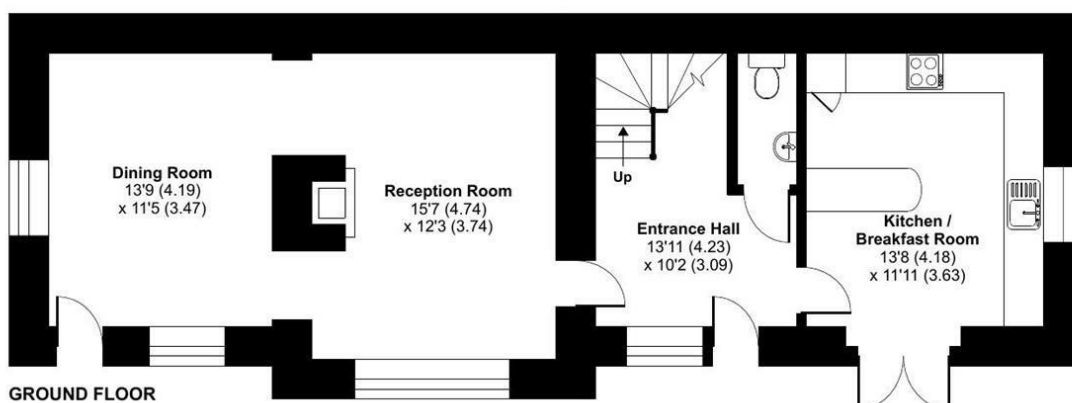
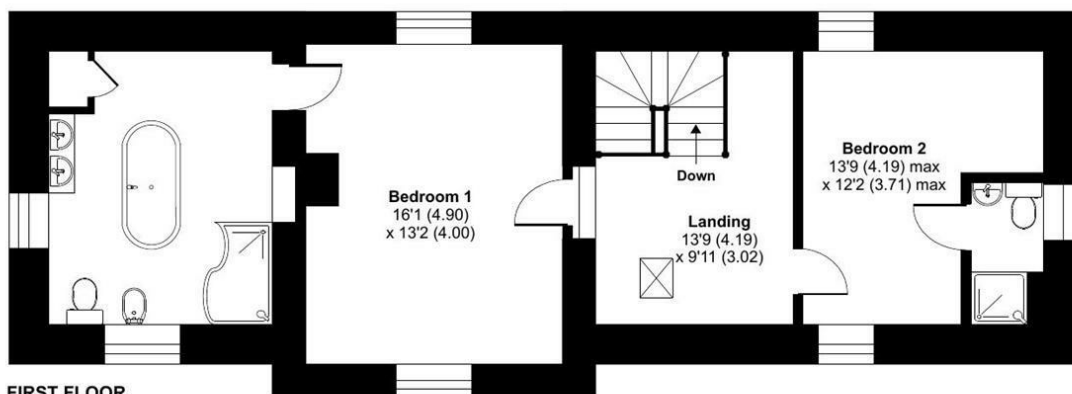
VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

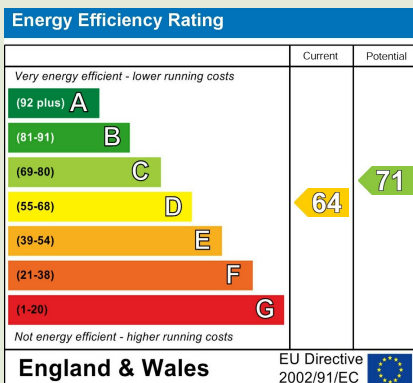


Approximate Area = 1447 sq ft / 134.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1515008



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 | oswestry@halls.gb.com

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