



HAIMWOOD

LLANDRINIO | LLANYMYNECH | SY22 6SQ





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Welshpool 10.4 miles | Oswestry 11 miles | Wrexham 25.6 miles | Shrewsbury 14.3 miles | Chester 37.5 miles
(all mileages are approximate)

CHARACTERFUL FIVE BEDROM FARM HOUSE WITH THREE ADJOINING
COTTAGES (ALL CURRENTLY LET) IN A PLOT OF 5.95 ACRES ADJACENT
TO THE RIVER SEVERN

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



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

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, thoughtfully arranged around a charming central courtyard. The layout provides both privacy and versatility, creating a cohesive yet flexible residential environment 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 attractively around the courtyard are three self-contained cottages, together with a further separate dwelling. 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 discreetly 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).

GROUNDS & SETTING

The property extends to approximately 5.95 acres of level grassland, providing a rare combination of usable acreage and accessible topography. The boundary runs alongside the River Severn offering a tranquil and picturesque setting. The proximity to the river enhances the sense of peace and seclusion, creating a quietly atmospheric environment with open outlooks and natural appeal. 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 & INCOME

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).

Additional parking is situated discreetly to the rear for residents' use, ensuring practicality while maintaining the character and integrity of the courtyard setting. The arrangement offers flexibility for continued letting, multi-generational occupation or potential reconfiguration, subject to the requisite consents.

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.

PRICE

This property is for sale for £550,000 (offers invited) 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 has the benefit of mains water and electric. Drainage is provided to a private system. Heating is provided by modern electric wall heaters. None of these services have been tested by Halls.

EPC

Rating 'F'

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band – G

DIRECTIONS

Postcode for the property is SY22 6SQ

What3Words Reference is flush.artist.umbrella

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.



VIEWINGS

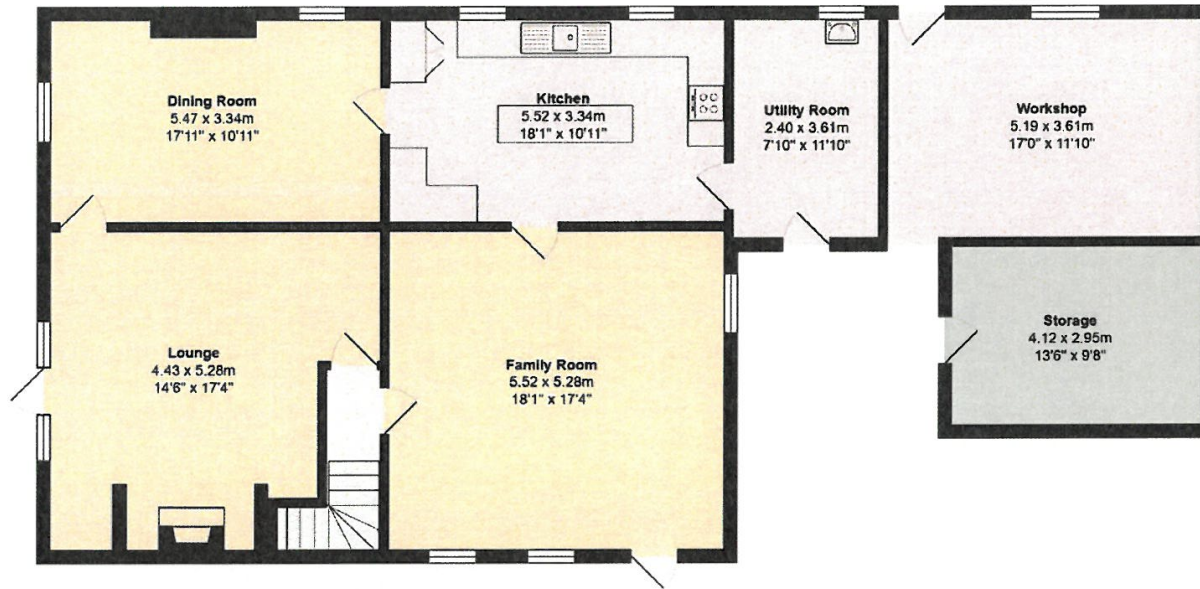
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD

WEBSITES

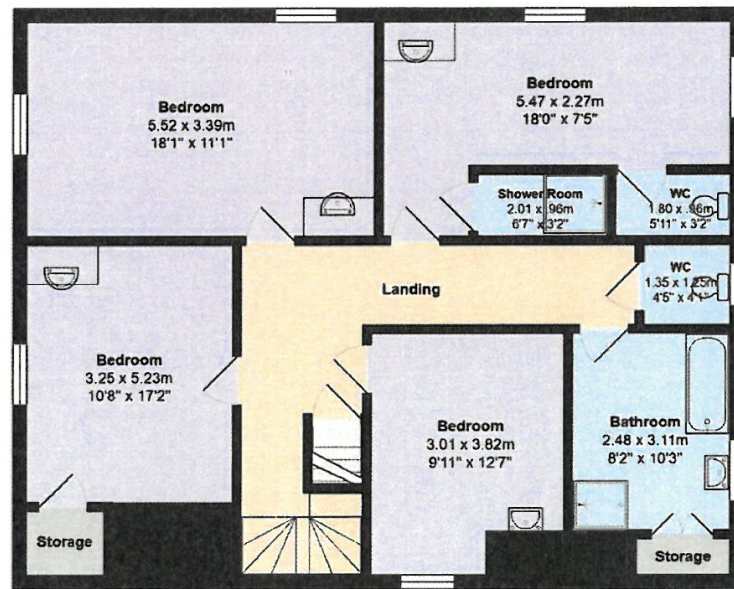
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

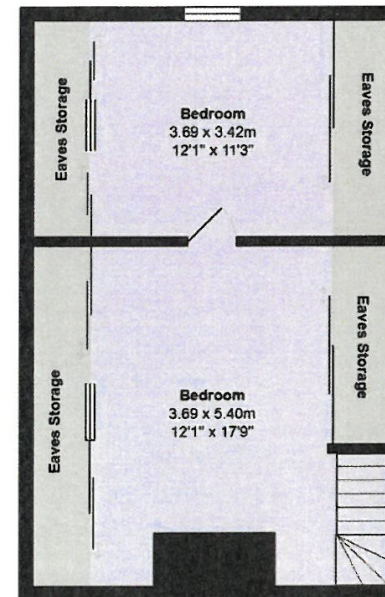
1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property 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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



Ground Floor



First Floor



Second Floor

