



GLYN UCHA

LLANFAIR CAEREINION | WELSHPOOL | SY21 0DN





GLYN UCHA

LLANFAIR CAEREINION | WELSHPOOL | SY21 0DN

Llanfair Caereinion 2.5 miles | Newtown 12 miles | Welshpool 11 miles | Oswestry 23 miles | Shrewsbury 30 miles
(all mileages are approximate)

RURAL ESCAPE IDEAL FOR EQUESTRIAN USE AND/OR A THRIVING SMALLHOLDING

Former smallholding set within approximately 3.5 acres of private land.

Three-bedroom home

Modern outbuildings, equestrian stables, and a manege

Enjoys stunning far-reaching valley views

Offers over £600,000



Welshpool Office

14 Broad Street, Welshpool, Powys,
SY21 7SD

T: 01938 555552

E: welshpool@hallsgb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Tucked away along a quiet country lane (a no through road with only two properties beyond) and perfectly positioned within easy reach of Llanfair Caereinion, this attractive former smallholding offers an ideal escape from the bustle of everyday life. Set in approximately 3.5 acres, the property is beautifully arranged for equestrian use and country living.

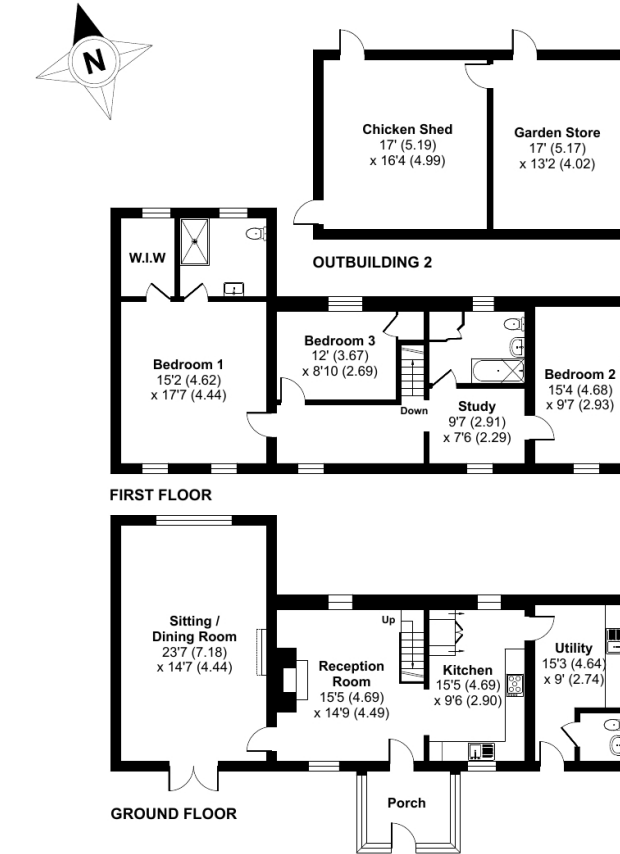
SITUATION

Llanfair Caereinion is a friendly rural town in the scenic light railway, surrounded by open countryside ideal for riding, grazing and smallholding pursuits. Located just eight miles from Welshpool, the village benefits from everyday amenities including a fuel station, convenience store, post office, hairdressers and pubs together with a well-regarded school and excellent access to quiet lanes, bridleways and productive land.

The area is highly sought after by equestrian and smallholding buyers seeking a peaceful countryside setting with convenient links to Welshpool, wider Mid Wales and the West Midlands attractions.

PROPERTY

Enter the home via the utility room that is ideal for dogs with muddy paws, or welcome guests through the spacious front porch; a bright and inviting snug perfect for reading or quiet contemplation. This charming space features an original timber door leading into the main house. The kitchen diner enjoys superb natural light from windows at both the front and rear. It combines practicality with elegance, offering durable granite work surfaces, an integrated dishwasher, a premium Rangemaster cooker, Samsung American fridge freezer and tiled flooring. Adjacent to the kitchen, the reception room includes a modern integrated multi-fuel burner that complements the efficient oil-fired central heating system. The property benefits from cavity wall insulation to most walls and the roof-mounted solar panels provide not only hot water but also an income from surplus energy generated.



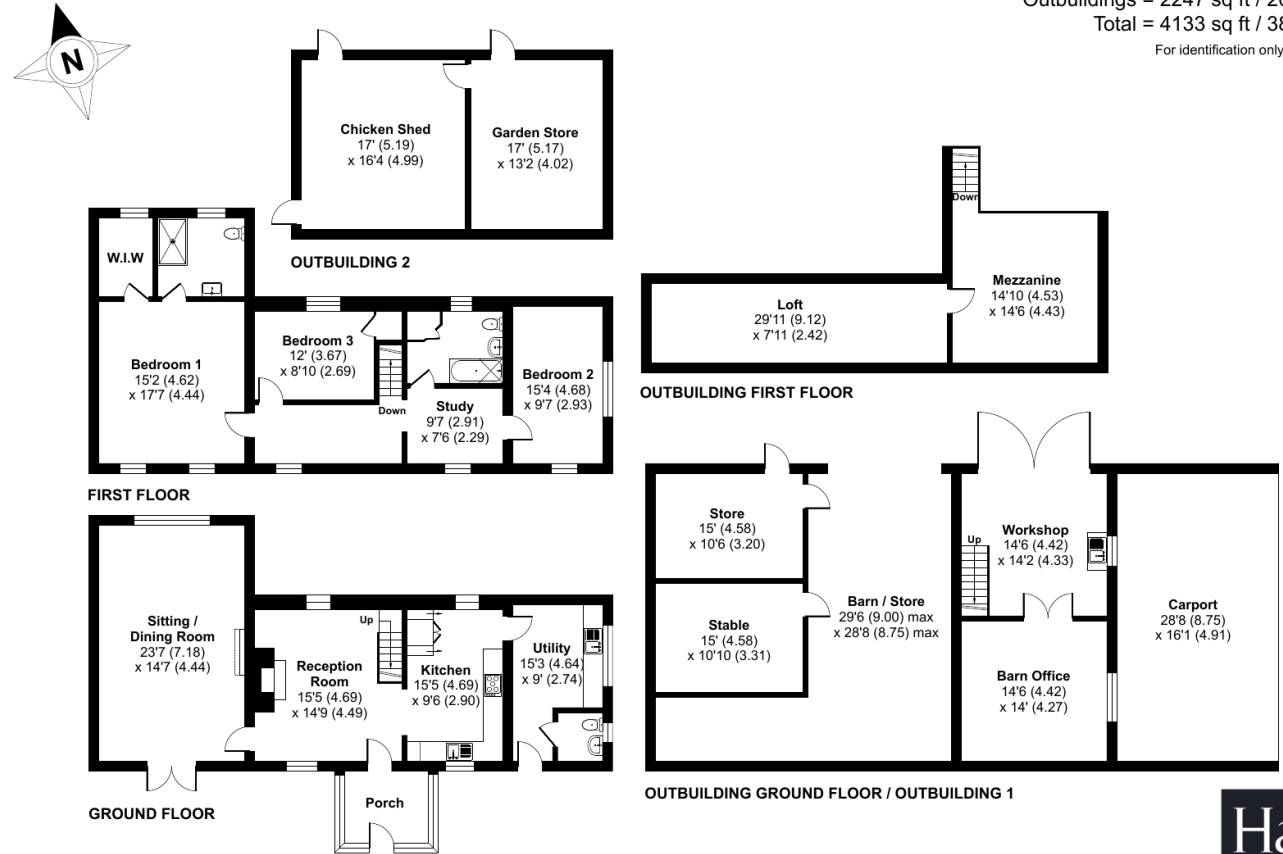
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1477654

The sitting/dining room features an attractive timber floor and offers generous space for entertaining larger groups, with patio doors opening to the front of the house.

Upstairs, the principal bedroom suite delivers a five-star feel. Positioned above the dining room, it is exceptionally spacious and includes a walk-in wardrobe alongside a stylish ensuite shower room.

Approximate Area = 1886 sq ft / 175.2 sq m (excludes carport)
Outbuildings = 2247 sq ft / 208.7 sq m
Total = 4133 sq ft / 383.9 sq m

For identification only - Not to scale



The landing area is bright and versatile, enhanced by windows which creates an ideal setting for a study or workspace. With fibre broadband available, it's perfectly suited for working from home.

Two further bedrooms and a family bathroom enjoy views across the land; ideal for anyone with horses or livestock who wants to wake up to the sight of their animals each morning.



EXTERNALLY

A purpose built modern barn provides two well appointed stables with an integrated feed store, alongside an adjacent machinery store and workshop, together with first floor storage. A separate and upgraded building comprises a garden store and a former chicken shed with hatch to an established chicken run. Which offers excellent potential for continued poultry use or a range of alternative purposes. The gravelled yard offers parking for numerous vehicles and equipment and is complemented by a covered car port. The grounds wrap around the property and include a productive, well-established vegetable garden with raised beds beyond the outbuildings.

The land features a quality wood chip-covered manège with an adjoining turnout area incorporating a field shelter, together with gently sloping paddocks on either side. The front paddocks enjoy the added benefit of independent access directly from the road.

The raised patio area opposite the property's front door is perfect for eating out al fresco, entertaining or simply relaxing beside a feature fishpond and is sheltered by an attractive backdrop of shrubs that offer colour throughout the seasons. From the land, the property enjoys far-reaching views down the valley, creating a truly idyllic backdrop. This is a rare opportunity to acquire a peaceful rural home with excellent facilities, generous land and exceptional views.

SCHOOLING

Llanfair Caereinion is served by Ysgol Bro Caereinion, which offers both primary and secondary education through the medium of Welsh. Welshpool High school is a nearby English medium secondary school. The closest major independent school is Oswestry School (approx. 35mins drive).

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

Mains electricity, water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY

Powys County Council - The property is in band 'F'
Current EPC Rating - B

DIRECTIONS

Postcode for the property is SY21 0DN
What3Words Reference is landlady.traders.eager

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.



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.

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.

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.



