



**TULLOCH
& CARTER**

Cil Y Wennol
Berriew, Welshpool, SY21 8AZ



Cil Y Wennol



"An exceptional family residence set within four acres of stunning gardens, offering elegant living, outstanding outdoor entertaining and breathtaking rural views."



Welcome To Cil Y Wennol

Set within approximately four acres of beautifully maintained gardens and grounds, Cil Y Wennol is an exceptional family home where timeless character, modern comfort and breathtaking countryside combine effortlessly. Enjoying panoramic rural views from every aspect, this much loved property has been thoughtfully maintained and enhanced to provide spacious, versatile accommodation perfectly suited to contemporary family life, while retaining all the warmth and charm of a traditional country home.

The beautifully presented interior offers a wonderful balance of welcoming reception rooms, generous family living spaces and well appointed bedrooms, creating a home that is equally suited to everyday life and entertaining. Outside, the landscaped gardens, swimming pool and Oak framed pool house provide an outstanding setting for making the most of every season, whether hosting family and friends or simply enjoying the peace and tranquillity of the surrounding countryside.

Despite its idyllic rural setting, Cil Y Wennol enjoys a highly convenient location on the edge of the sought-after village of Berriew, with its excellent range of local amenities, while the nearby market towns of Welshpool and Newtown offer a wider selection of shopping, leisure and transport links.

Cil Y Wennol is far more than simply a beautiful country house. It is a home designed for family life, entertaining and creating lasting memories. Combining exceptional living spaces, beautiful grounds and an enviable lifestyle setting, Cil Y Wennol presents a rare opportunity to enjoy the very best of country living without compromising on convenience.







Inside The Home

At the heart of the home lies a large Kitchen, Living Room, complete with a traditional Aga that brings both warmth and practicality to everyday living. Designed with family life and entertaining in mind, the kitchen flows seamlessly into a generous dining area, creating a welcoming space for everything from relaxed breakfasts to large family celebrations. Bifold doors open directly onto the patio, providing a wonderful connection to the beautifully landscaped gardens beyond. A versatile adjoining room, currently used as a home office and playroom, offers flexibility to suit changing family needs, while a practical utility room with shower facilities is perfectly placed for use after enjoying the swimming pool and gardens.

Character and charm continue throughout the reception rooms. The principal sitting room is centred around an impressive fireplace with a Clear View wood burning stove, creating a warm and inviting atmosphere during the cooler months, while large windows frame picturesque views across the surrounding gardens. Across the entrance hall, a separate snug provides a quieter retreat, ideal for reading, relaxing or unwinding at the end of the day in front of another Clear View wood burner. Together, these elegant reception spaces strike the perfect balance between formal entertaining and comfortable everyday family living.



The first floor offers four generously proportioned bedrooms, each enjoying its own individual character and delightful outlook across the gardens and surrounding countryside. Two bedrooms feature French doors and elegant Juliet balconies, allowing the beautiful rural views to become part of the living experience. The principal bedroom benefits from fitted wardrobes, a Juliet balcony and a private ensuite shower room, creating a peaceful sanctuary. Another bedroom has an ensuite bathroom, while a well appointed family bathroom completes the accommodation.







Gardens & Grounds

The grounds at Cil Y Wennol are every bit as impressive as the house itself. Extending to approximately four acres, the beautifully landscaped gardens have been thoughtfully designed to make the most of their exceptional setting, with a variety of seating and entertaining areas perfectly positioned to enjoy the far reaching countryside views. Expansive lawns, mature ornamental and fruit trees, colourful borders and carefully tended planting create year round interest, while offering a wonderful sense of peace, privacy and seclusion.

A standout feature of the property is the superb outdoor entertaining space. The swimming pool and adjoining Oak framed pool house provide the perfect setting for summer gatherings, family celebrations and relaxed weekends at home. Complete with its own wood burning stove, the pool house extends the enjoyment of this wonderful space well beyond the warmer months, making it a destination to enjoy throughout the seasons.

Practicality is equally well considered. Two separate driveways, one with electric gates, provide convenient access to both the front and rear of the property, offering generous parking for family and guests alike. A detached double garage provides excellent storage and workshop potential, while a useful mezzanine level offers valuable additional storage, ensuring the property is as functional as it is beautiful. There is also an Oak framed double carport and storage shed.

Whether entertaining friends, spending time with family or simply soaking in the tranquillity of the surroundings, the gardens and grounds at Cil Y Wennol offer an exceptional outdoor lifestyle in an idyllic rural setting.







Insight To Life

From the moment we first visited, the location immediately stood out. Nestled just outside a thriving village, yet only five miles from Welshpool, it offered the perfect balance of peaceful countryside living with everyday convenience. The breathtaking views, complete privacy, tranquillity and the abundance of wildlife made it feel incredibly special. We can still remember standing here and simply knowing this was the one. It had a feeling that is difficult to describe, but we instantly knew we wanted to make it our home.

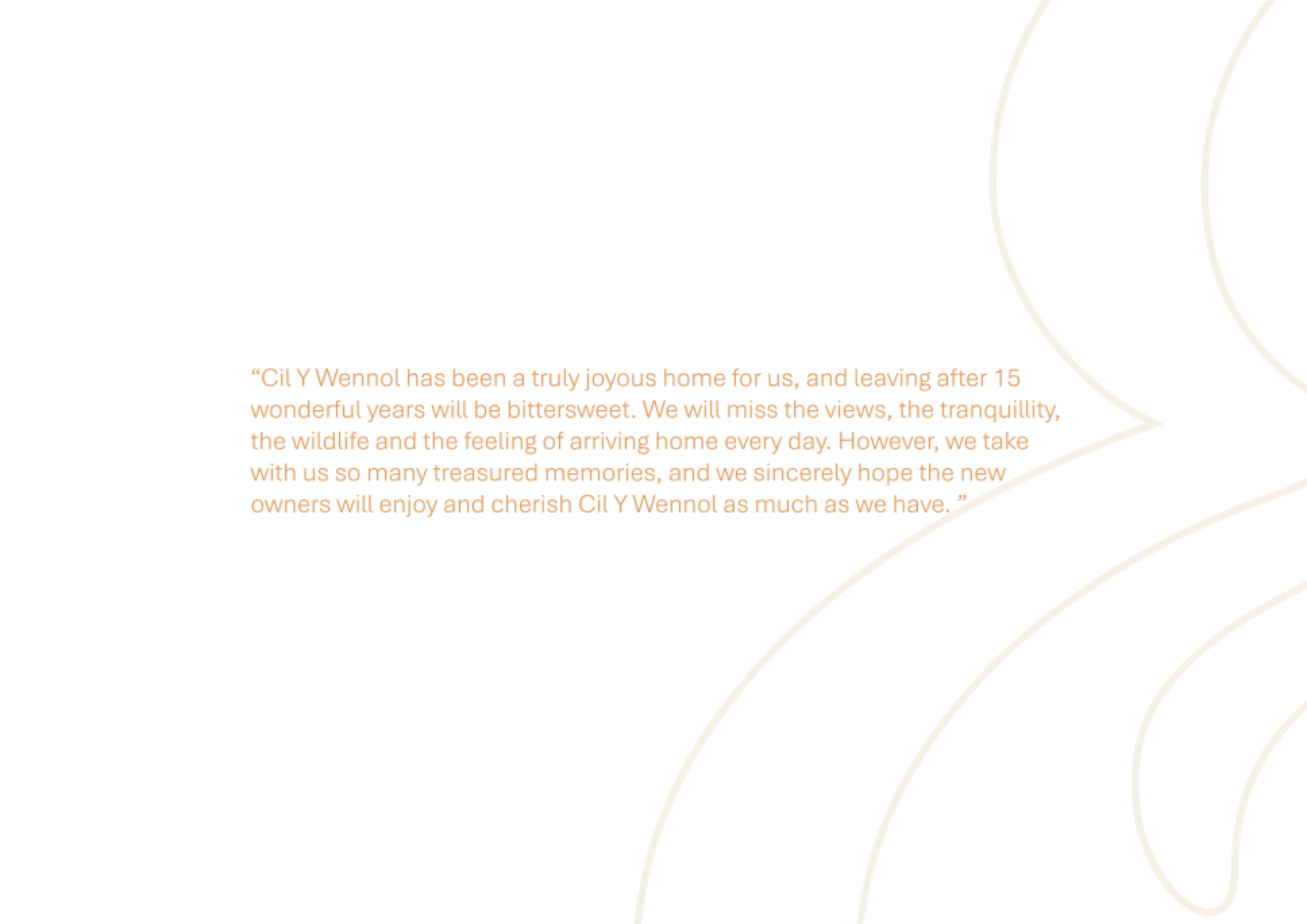
Our first impressions have never faded. Every time we return home, whether after a busy day or a holiday away, the house never fails to impress us. There is always a sense of calm as you arrive, and the beautiful surroundings remind you just how fortunate you are to live here. It continues to feel like a place to relax, unwind and appreciate the peaceful setting. Over the years, we have made a number of improvements to the property, all undertaken with great care and attention to detail. Every change has been made to complement the character of the home while enhancing its comfort and functionality. We have always wanted to preserve what makes the property so special whilst ensuring it works beautifully for modern family life.

There are so many places to enjoy throughout the home and gardens that it's difficult to choose a favourite. The ever-changing views and the peaceful surroundings make everyday life feel special, whatever the season. The property has a magical quality all year round, from bright spring mornings and long summer evenings to the rich colours of autumn and the cosy atmosphere of winter. There is always something beautiful to appreciate. This has been a true family home. It has provided the perfect place for family and friends to come together for celebrations and special occasions, while also offering plenty of space to enjoy peace, privacy and tranquillity whenever needed. It strikes a wonderful balance between being welcoming for entertaining and a peaceful retreat to escape from the demands of everyday life.

The local community is friendly, welcoming and vibrant. There are football and bowls clubs, the well-supported local show, regular social events at the community centre, and two excellent pubs that are at the heart of village life. For those who enjoy the outdoors, there are beautiful canal walks and numerous countryside footpaths to explore, making it a wonderful place to enjoy an active lifestyle while still feeling part of a close-knit community.

Over the past 15 years, this has been a home filled with happiness and countless wonderful memories. From family gatherings and celebrations to the simple pleasure of enjoying the peace and beauty of the surroundings, every year has brought something special. It's hard to believe how quickly the time has passed. We are confident that the next owners will fall in love with Cil Y Wennol just as we did. We believe they will appreciate not only the house itself, but also the lifestyle it offers – the privacy, the stunning setting, the welcoming community and the sense of peace that makes it such a special place to call home.





“Cil Y Wennol has been a truly joyous home for us, and leaving after 15 wonderful years will be bittersweet. We will miss the views, the tranquillity, the wildlife and the feeling of arriving home every day. However, we take with us so many treasured memories, and we sincerely hope the new owners will enjoy and cherish Cil Y Wennol as much as we have. ”





Berriew & Beyond

Cil Y Wennol enjoys an enviable position close to the highly regarded village of Berriew, one of Montgomeryshire's most desirable communities.

Situated on the banks of the River Rhiw, Berriew is renowned for its historic charm, attractive streetscape and welcoming community. The village offers an excellent range of everyday amenities, including a village shop, award-winning butcher, cafés, traditional public houses and a well-regarded primary school.

Surrounded by beautiful countryside and scenic walking routes, the village provides an exceptional balance between rural tranquillity and everyday convenience.

Despite its peaceful setting, the property remains well connected. The nearby market towns of Welshpool and Newtown offer an extensive range of shopping, leisure and educational facilities, together with railway stations providing connections to Shrewsbury and the wider national rail network.

Excellent road links place the Midlands and North West within easy reach, while Birmingham, Liverpool and Manchester airports offer convenient national and international travel. For days by the sea, the Welsh coastline can be reached in little over an hour.







Information & Services

Offers Over £975,000

Services: Mains electricity and water. Private drainage (septic tank).

Heating: Oil central heating.

Council Tax: Band H.

Local Authority: Powys County Council.

Tenure: Freehold.

Broadband: FTTP (Information taken from checker.ofcom.org.uk) Ultra Fast – 1800 Mbps (highest available download speed) – 220 (highest available upload speed)

Mobile coverage: Good (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app what3words type in: [request.shoelaces.wolf](https://www.what3words.com/)

Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

Cil Y Wennol, Berriew, Welshpool, SY21

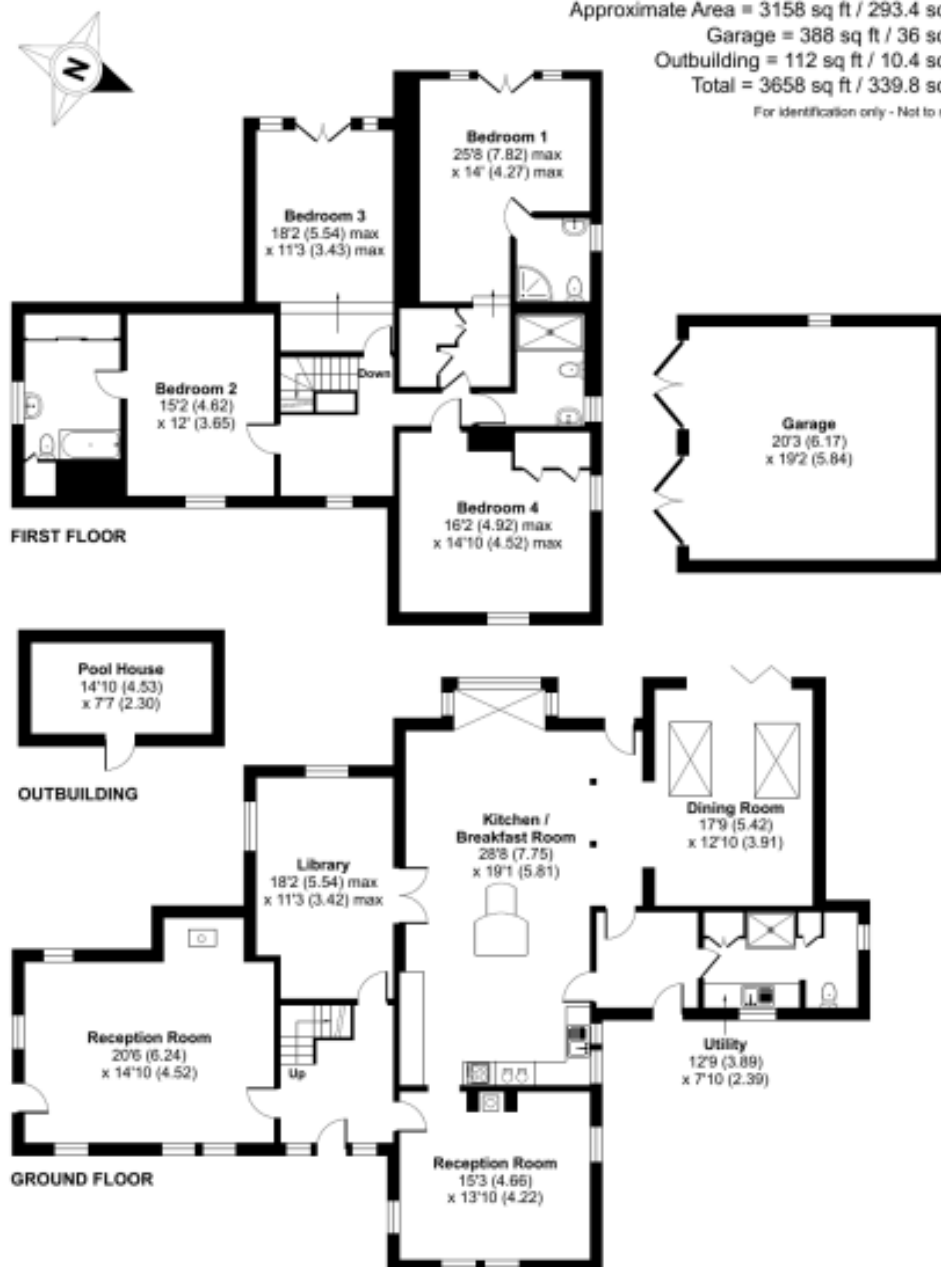
Approximate Area = 3158 sq ft / 293.4 sq m

Garage = 388 sq ft / 36 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 3658 sq ft / 339.8 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Tulloch & Carter. REF: 1472148

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TULLOCH & CARTER

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