



THE MEADOWS

DEYTHEUR | LLANSANTFFRAID | SY22 6TE





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Oswestry 9.5 miles | Welshpool 9.6 miles | Shrewsbury 18.2 miles | Wrexham 24.2 miles | Chester 36.0 miles
(all mileages are approximate)

REFURBISHED 3 BED DETACHED BUNGALOW WITH 3.8 ACRES DIVIDED
INTO FOUR PADDOCKS WITH STABLE BLOCK, TACK ROOM AND STEEL
FRAMED BARN

Immaculately presented throughout

Large attic space offering further potential (subject to planning)

Stunning 360 degree far reaching views

Situated in a convenient location

Useful stables and three bay steel barn



Welshpool Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Set in an elevated position with sweeping views across the Long Mountain range towards the Kerry Ridge, this beautifully refurbished three-bedroom detached bungalow offers a rare opportunity to enjoy rural living within easy reach of Shrewsbury, Oswestry and Welshpool. The property has recently undergone an extensive programme of modernisation completed to a high standard by the current owners. As part of the ECO 4 scheme, it now benefits from a range of energy-efficient upgrades including an air source heat pump, solar photovoltaic panels and cavity wall insulation. These improvements not only enhance the home's environmental performance but also ensure exceptional comfort and low running costs throughout the year. Internally, the accommodation is presented with a thoughtful balance of style and functionality. The entrance hall opens into a generous sitting room where a wood-burning stove creates a welcoming focal point. Wooden flooring adds warmth underfoot, whilst a double-glazed box bay window captures the panoramic outlook to the front. French doors at the rear lead directly to the west-facing patio, making the most of the evening sun and providing an ideal setting for entertaining.

The kitchen has been redesigned to create a light-filled, open-plan space that serves as the heart of the home. A contemporary range of units is complimented by a central island and breakfast bar, offering both practicality and a natural place to gather. Integrated appliances include a fridge/freezer, induction hob, double oven and dishwasher, all seamlessly built in to maintain the clean and modern aesthetic.

Beyond the kitchen, an internal door leads to the adjoining garage which is fitted with an electrically operated up-and-over door. A separate laundry room provides additional storage and worktop space with plumbing for both a washing machine and tumble dryer, as well as a convenient cloakroom/W.C.

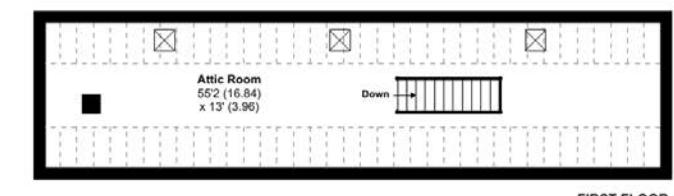
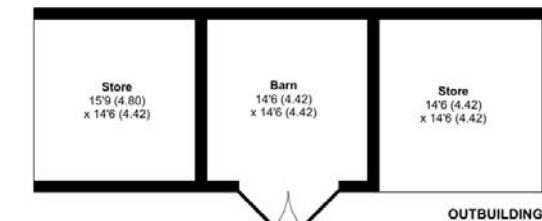
Combining modern living with outstanding energy credentials and far-reaching countryside views, this home offers both peace of mind and lifestyle appeal.



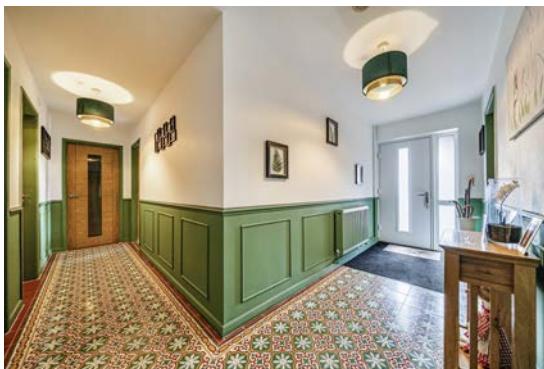
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecorn 2025. Produced for Halls. REF: 1363101

The principal bedroom is generously proportioned offering extensive built-in wardrobes and picturesque views over the surrounding countryside, creating a tranquil retreat. The second bedroom is a well-sized double also benefitting from fitted storage and an abundance of natural light. A third bedroom provides flexible accommodation, ideal as a single bedroom, home office or nursery. The family bathroom is appointed with a modern white four-piece suite, including a separate shower and bath.

Approximate Area = 1534 sq ft / 142.5 sq m
Limited Use Area(s) = 406 sq ft / 37.7 sq m
Garage / Utility = 282 sq ft / 26.2 sq m
Outbuildings = 989 sq ft / 91.9 sq m
Total = 3211 sq ft / 298.3 sq m
For identification only - Not to scale



Accessed via the hallway, a staircase rises to a spacious and versatile attic room. Bathed in natural light from three double-glazed skylights and fitted with radiators and a fully boarded floor, this impressive space offers a wealth of possibilities for the incoming purchaser. Subject to the necessary consents, it could be adapted to provide additional bedrooms, a bathroom, a home office, games room or cinema room — making it a highly flexible asset to the property.



EXTERNALLY

The land extends to approximately 3.8 acres and is thoughtfully divided into four well-fenced and gated paddocks, all easily accessed from the stable yard — ideal for equestrian or smallholding use.

A substantial steel-framed barn is divided into three bays, providing excellent covered storage for machinery and hay, with two of the bays benefiting from a concrete floor.

The stable block is served by both power and light with a gravelled frontage offering practical access and ease of use.

From the top of the hill, the property enjoys breath taking panoramic views of the surrounding countryside — a truly outstanding feature that must be seen to be fully appreciated.

Note: The property is a registered small holding. If you require finance/mortgage for the purchase please inform your lender to confirm they are happy to secure funding against the property.

METHOD OF SALE

This property is offered for sale by private treaty for offers in the region of £635,000.

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 electricity. Drainage is provided to a private system. Heating is provided via air source heat pump. None of these services have been tested by Halls.

EPC

Rating - B

LOCAL AUTHORITY

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

DIRECTIONS

Postcode for the property is SY22 6TE

What3Words Reference: watch.bridges.thumb

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

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.

WEBSITES

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



