



TRELYDAN FARM

Trelydan | Welshpool | SY21 9HT





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Welshpool 2.5 miles | Oswestry 15 miles | Wrexham 29.5 miles | Shrewsbury 21 miles | Chester 40.5 miles
(all mileages are approximate)

AN IMPRESSIVE GRADE 2 LISTED PERIOD FARMHOUSE WITH Paddock,
STABLES, BARNS, GRANARY AND FANTASTIC VIEWS

Wealth of character features
Lovely quiet, rural location
Gardens extending to around 4 acres with roadside access
Granary, open fronted barns, two stables
Only a short drive from amenities in Welshpool



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

PROPERTY

Entered via a handsome period timber door, the property opens into a welcoming entrance porch featuring traditional quarry tiled flooring and fitted bench seating. A further original timber door leads through to the beautifully proportioned dining room, historically designed as the principal space for receiving guests.

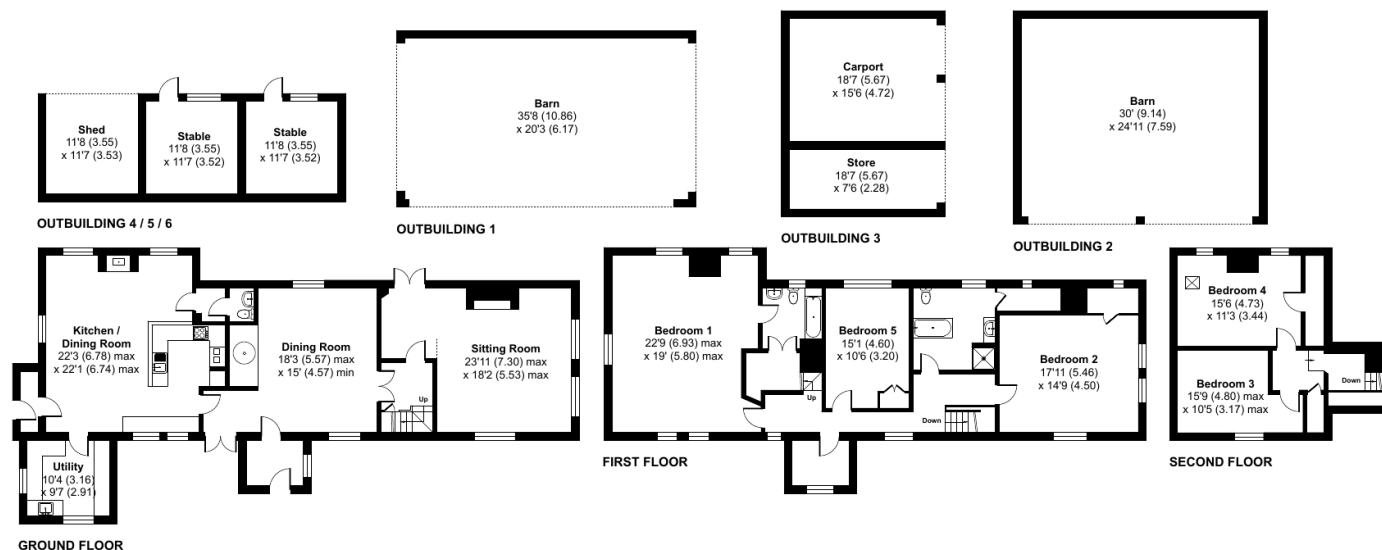
Rich in character and period charm, the room centres around an impressive brick inglenook fireplace with inset wood-burning stove, slate hearth and substantial oak mantel. Exposed wall timbers and ceiling beams enhance the sense of heritage, while windows to both the front and rear elevations allow for an abundance of natural light. Panel-glazed French doors open onto the attractive covered seating terrace to the front, creating an excellent flow between the indoor and outdoor living spaces. Doors lead through to the open-plan kitchen/dining/family room and the inner hallway beyond.

The inner hallway features an elegant turned staircase rising to the first floor, with a timber door opening into the charming sitting room. A wonderfully inviting reception space, the sitting room is centred around an exposed brick chimney breast with open fireplace and tiled hearth, creating a warm and characterful focal point.

Natural light is drawn in through windows to both the front and side elevations, while panel-glazed doors provide direct access to the rear garden, allowing for an attractive connection between the internal accommodation and the outdoor entertaining areas.

Undoubtedly the heart of the home, the kitchen sits centrally within an impressive open-plan dining and family room, perfectly designed for modern family living and entertaining. Full of warmth and character, the space features an exposed brick chimney breast with inset wood-burning stove together with attractive stone flooring throughout.

The kitchen is fitted with a traditional gas-fired Rayburn, providing both heating and hot water, complemented by an electric hob and oven for convenient summer use.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1463165

Leading from the family room is a generously proportioned utility room together with a separate cloakroom/W.C., offering excellent practicality for everyday living. The first-floor landing is a particularly characterful space, showcasing an abundance of exposed wall timbers and ceiling beams that beautifully reflect the heritage and craftsmanship of the building. A substantial airing cupboard is situated above the front porch, providing useful additional storage

The principal bedroom suite is an impressive dual/triple-aspect room enjoying windows to three elevations, creating a wonderfully light and airy atmosphere. The suite is further complemented by a generous en suite bathroom and an excellent walk-in wardrobe. Also arranged on the first floor are two further well-proportioned double bedrooms together with a family bathroom. Stairs rise from the landing to the second floor, where there are two additional double bedrooms.

Approximate Area = 3219 sq ft / 299 sq m
 Outbuilding = 2012 sq ft / 186.9 sq m
 Total = 5231 sq ft / 485.9 sq m
 For identification only - Not to scale



GARDENS

The property is approached via a gravelled driveway leading to a generous parking and turning area, which continues around the house to the stables and barns beyond.

To the front of the property are attractive lawned gardens together with a substantial covered seating and entertaining area, ideal for outdoor dining and enjoying the surrounding setting. A traditional granary with an adjoining three-bay carport provides excellent ancillary accommodation, with external stairs leading up to the granary loft above. Planning permission was previously granted for conversion of the granary, although this consent has now expired.

The yard incorporates two stables, a substantial twin-bay open-fronted barn with power and lighting connected, together with a further metal-clad barn offering additional storage and agricultural use.

The paddock is easily accessed directly from the yard and gravelled driveway, with the added benefit of separate twin-gated access onto the lane.

Notes - The weather facing gable requires a number of the oak frame timbers replacing, this has caused the ceiling in the bedroom to drop slightly.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Welshpool College, Shrewsbury School, Shrewsbury High, Moreton Hall.

METHOD OF SALE

The property is offered for sale by private treaty, with offers in the region of £750,000.

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, mains water, private drainage and LPG central heating are connected at the property. EPC rating - G

LOCAL AUTHORITY/ COUNCIL TAX

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

Council Tax Band – G

DIRECTIONS

Postcode for the property is SY21 9HT
What3Words ///knitted.riverbed.northward

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 outgoing 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.



