

HAULFRYN

LLANFAIR CAEREINION | WELSHPOOL | POWYS | SY21 0HW







Enjoying an elevated position overlooking Llanfair Caereinion, this beautifully presented four bedroom home benefits from far reaching village and countryside views and has been thoughtfully extended and enhanced throughout. A standout feature is the exceptional principal bedroom suite, complete with ensuite shower room, walk-in dressing area and access to a private patio. The property also offers a high quality fitted kitchen, spacious utility room and generous, light filled living accommodation. Outside, attractive gardens, a generous patio and a dedicated man cave provide excellent space for relaxation and entertaining, while ample off road parking completes this outstanding family home

Offers in the region of £450,000





2 4 2 E

- **Four bedroom family home**
- **Elevated position with far reaching views**
- **Bright, versatile living accommodation**
- **Principal suite with en suite and dressing area**
- **Attractive gardens, generous patio areas**
- **Ample off-road parking**

GENERAL

Haulfryn is an immaculately presented four bedroom family home and occupies an enviable elevated position, enjoying breathtaking views across Llanfair Caereinion and the surrounding valley

To the rear of the property a natural bowl shaped hillside provides a sheltered and protected setting, with a magnificent oak tree create a striking and picturesque backdrop on the horizon

Thoughtfully reconfigured and enhanced by the current owners, the property offers superb family living space, combining style, comfort and practicality. Beautifully presented throughout, it provides a wonderful balance of generous accommodation, modern finishes and an exceptional connection to its stunning surroundings

DESCRIPTION

At the heart of the home is a recently fitted, high quality kitchen, beautifully appointed with quartz work surfaces, integrated appliances and ample space for a family dining table. Open to an adjoining seating area, it provides the perfect hub for modern family living and entertaining

Complementing the kitchen is an outstanding utility room of exceptional proportions, offering a remarkable amount of storage and workspace rarely found in contemporary homes

The separate lounge has been extended to create a bright and welcoming living space, enhanced by quality oak flooring, an abundance of natural light and patio doors opening onto the side terrace, seamlessly connecting indoor and outdoor living

At first floor, all bedrooms are generously proportioned doubles, served by a family bathroom. The rear extension creates an impressive principal bedroom suite, complete with ensuite shower room, walk-in wardrobe and direct access to a private patio. Two of the bedrooms enjoy stunning elevated views across Llanfair Caereinion and the surrounding valley

SCHOOLS

Llanfair Caereinion is served by Ysgol Bro Caereinion, which offers both primary and secondary education through the medium of Welsh and spacious grounds.

Nearby primary schools in Tregynon (Rhiwbechan) and Meifod offer an English medium education, each offering small class sizes and a rural setting. Welshpool High school is a nearby English medium secondary school.

The closest major independent school is Oswestry School (approx. 35mins drive) with further schools clustered in and around Shrewsbury





EXTERNALLY

The property continues to impress externally, benefitting from a recently installed non-slip resin front pathway, together with a newly tiled patio area that enhances both the appearance and practicality of the outdoor space. A well-maintained lawn, bordered by colourful flower beds and mature hedging, creates an attractive and welcoming approach

To the side of the property, a generous tiled seating terrace provides an excellent space for outdoor dining, entertaining and relaxation, while a dedicated man cave offers additional versatility for hobbies, leisure or home working

To the rear, the principal bedroom enjoys direct access to a private upper patio finished with hard-wearing composite decking, perfectly positioned to make the most of the property's elevated setting and outstanding views. Benefiting from a sheltered aspect and far-reaching vistas across the village and surrounding countryside, the thoughtfully designed gardens and patio areas create a wonderful sense of privacy, tranquillity and exclusivity, providing the perfect setting to relax and enjoy the surrounding landscape

Ample parking is available for two or more vehicles

SERVICES

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

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

DIRECTIONS

Postcode for the property is SY21 0HW

What3Words Reference is ///lottery.tram.used

VIEWINGS

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

ANTI MONEY LAUNDERING CHECKS

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The charge for these checks is £36 (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.

WEBSITES

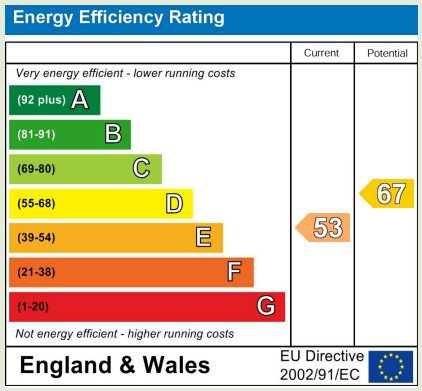
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
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Denotes restricted head height

Approximate Area = 2177 sq ft / 202.2 sq m
Limited Use Area(s) = 45 sq ft / 4.2 sq m
Garage = 258 sq ft / 24 sq m
Total = 2480 sq ft / 230.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1500106



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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