





## Glascoed, Meifod, Powys, SY22 6HP

A rare opportunity to acquire a stunning Grade II Listed property in the heart of the Meifod Valley, Powys.

### KEY FEATURES

- Grade II Listed, six-bedroom period farmhouse.
- Situated within the picturesque Meifod Valley.
- Set in approximately 1.06 acres.
- Subject to a Site of Special Scientific Interest (SSSI).
- Further land available by separate negotiation.
- CHAIN FREE SALE.

### DESCRIPTION

Dating back to the 17th century, Glascoed is a striking Grade II Listed farmhouse that presents a rare opportunity to purchase a unique family home. The property enjoys an elevated position with uninterrupted views over the surrounding Montgomeryshire Hills.

Constructed with a traditional timber frame, whitewashed walls and a slate roof, the property has great character, whilst offering versatile and spacious accommodation across two floors.

On the ground floor, the accommodation briefly comprises a large kitchen diner, utility room, sitting room, snug and a wet room. To the first floor are six bedrooms and a family bathroom, with the master bedroom further benefiting from a walk-in wardrobe.





Set within approximately 1.06 acres, Glascoed is approached via a charming stone-walled entrance, leading into the parking area with established gardens surrounding. The property benefits from breathtaking panoramic views across the valley.

There is also an adjoining 3.45-acre field available by separate negotiation, offering excellent potential for equestrian, smallholding or amenity use.

#### LOCATION

The property is situated just one mile from the village of Meifod, a thriving rural community in the valley of the River Vyrnwy. Meifod offers a range of local amenities including a primary school, community facilities, church and a popular village pub. The nearby market town of Welshpool (approximately seven miles to the south-east) provides a more comprehensive selection of services including supermarkets, healthcare, leisure facilities and a railway station with regular links to Shrewsbury and beyond.

The surrounding area is renowned for its outstanding natural beauty, with numerous opportunities for walking, riding and outdoor pursuits right on the doorstep.

#### SERVICES

Mains water and electricity

Private drainage

Oil-fired central heating

EPC rating F

Powys County Council

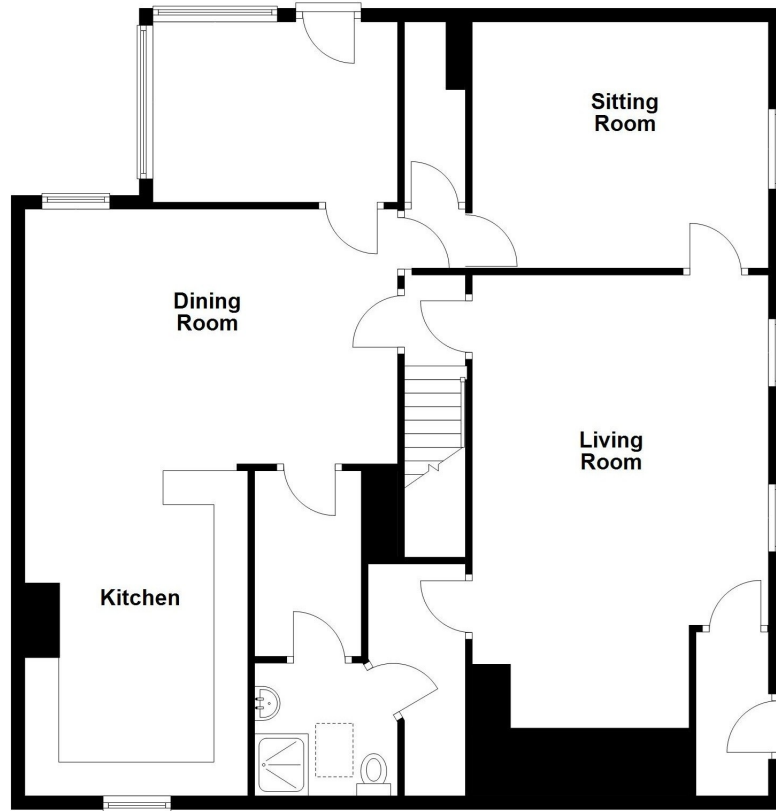
Council Tax Band G

**Please Note:** The property lies within an area designated as a Site of Special Scientific Interest (SSSI).

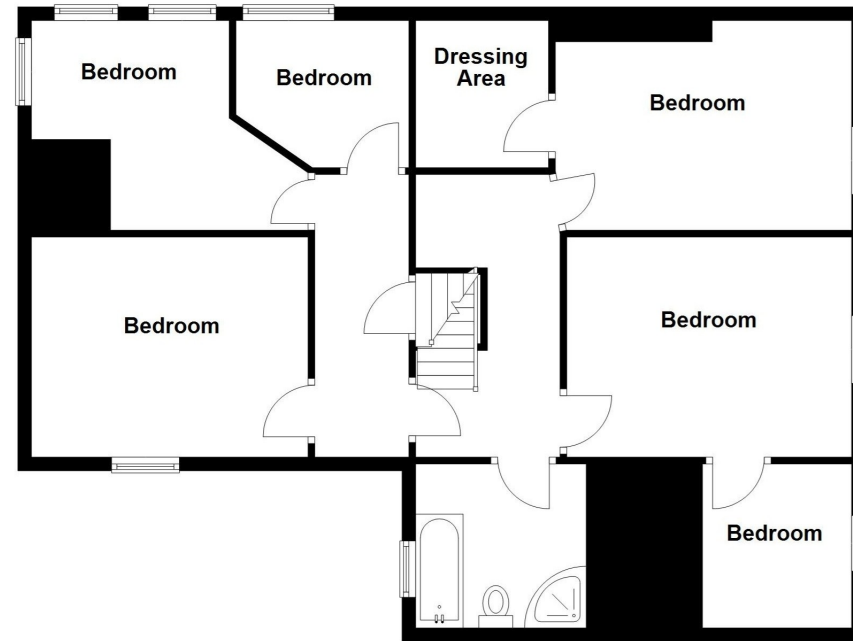




### Ground Floor



### First Floor

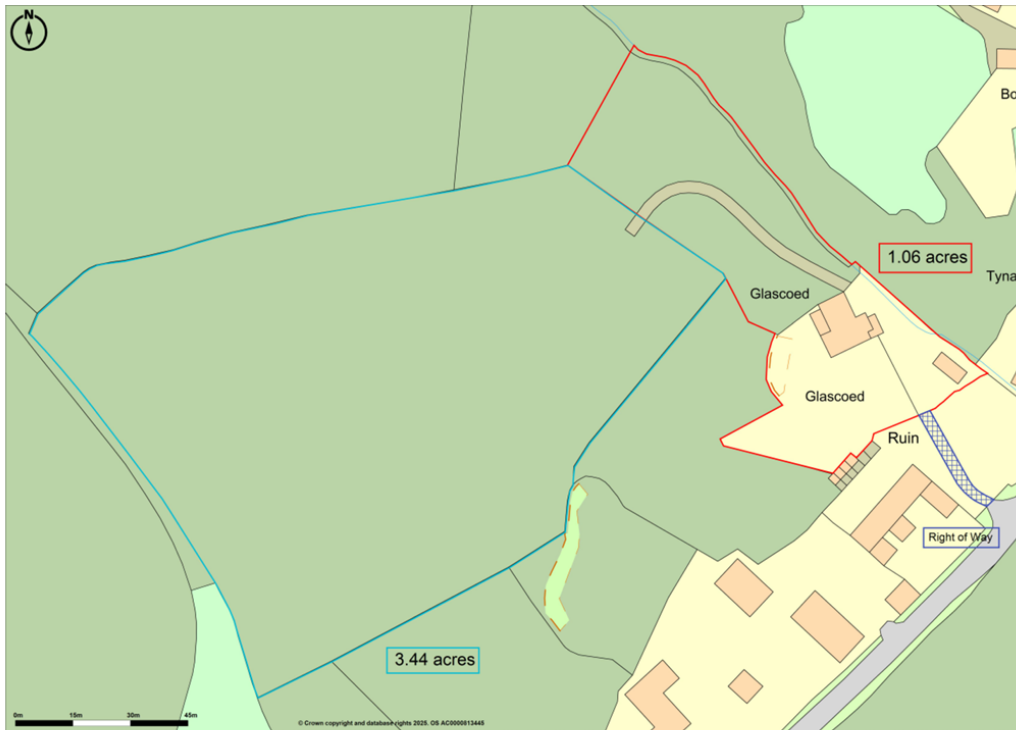


Total area: approx. 215.4 sq. metres (2319.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.









## DIRECTIONS

Heading south on the A495 from Meifod, you'll find Glascoed just one mile from the village, situated on the right-hand side.

**WHAT3WORDS** ///loom.lime.growth

## VIEWING ARRANGEMENTS

Viewing of the property is strictly by appointment only.

Please contact Richard Corbett or Millie Hinds at our Oswestry Office:

23 Church Street, Oswestry, SY11 2SU

01691 655334

**Roger  
Parry  
& Partners**



**Important Notice:** 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.