

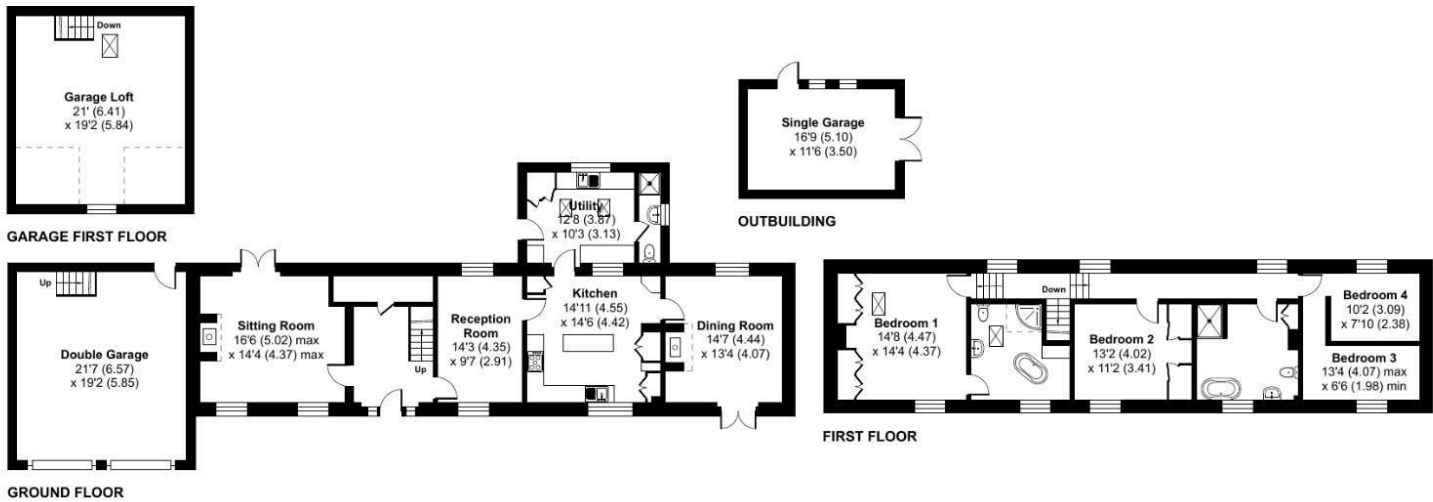
FOR SALE

Rholau Llanwnnog, Caersws, Powys, SY17 5NZ



Denotes restricted head height

Approximate Area = 2068 sq ft / 192.1 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Garage = 729 sq ft / 67.7 sq m
Outbuilding = 192 sq ft / 17.9 sq m
Total = 3082 sq ft / 286.3 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). © nchecom 2026. Produced for Halls. REF: 1467714



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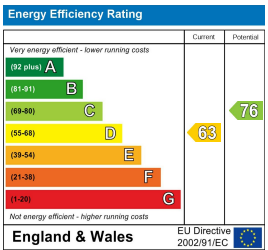
Asking Price £550,000

Rholau Llanwnnog, Caersws, Powys, SY17 5NZ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com



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Rholau occupies an elevated position that echoes the siting of traditional Welsh farmsteads, enjoying sweeping views across the Severn valley whilst remaining naturally sheltered

An attractive four bedroom house that was carefully refurbished extensively in the late 1990s and perfectly blends character with comfort and sits centrally in its pristine gardens

There is also scope to create an adjoining office or residential annexe within the large two car garage, which benefits from ample height first floor storage area and offers excellent potential for conversion, subject to the necessary consents



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2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- **Former Welsh farmstead refurbished to a high standard**
- **Four bedrooms**
- **Attractive surrounding gardens designed for low maintenance**
- **Southerly facing with outstanding panoramic countryside views**

LOCATION

Rholau occupies a historic and strategic position reminiscent of traditional farmsteads that were once carefully sited to command far reaching views while remaining sheltered from prevailing winds. Today, this beautifully restored in the late 1990s and thoughtfully extended home offers a harmonious blend of character, comfort and modern living

From above, the property appears almost encircled by a natural moat, its immaculate hedging forming a graceful boundary against the surrounding green pastureland. Approaching through the main gates, there is an immediate sense of calm and the unmistakable feeling of arriving somewhere special. The attractive house stands proudly, overlooking its neatly kept lawns and enjoying a sweeping panoramic outlook across the Severn valley and the rolling hills beyond

During the day, it is not traffic noise that carries on the breeze but the gentle sounds of nature; the sheep and cattle in neighbouring fields, birds in the hedgerows and in summer the shrilling calls of acrobatic swifts, along with the darting flight and calls of swallows and house martins overhead. Throughout the year, red kites and buzzards can also be seen circling gracefully above

By night, Rholau becomes a superb location for stargazing. With no intrusive light pollution, the velvet blue sky reveals its full brilliance, from familiar constellations to the soft, ethereal glow of the Milky Way on a clear evening

SCHOOLS

There is a mix of well regarded village primaries and accessible town schools in the area, with Caersws Community Primary School in Maesawelon that offers a friendly, community focused environment. Only a short drive is Ysgol Dyffryn Trannon in Trefeglwys, known for its Welsh medium provision and rural setting , while Ysgol Gynradd Carno provides another popular local option in the neighbouring village of Carno . For those seeking a broader choice, Newtown’s Maesyrhandir C.P. School is within easy reach and offers the amenities of a larger town school environment with secondary schools in Newtown and Welshpool

DESCRIPTION

A climbing wisteria frames the front door of Rholau, and stepping inside you’re greeted by a flagstone floored entrance hall with the feel of a castle keep, complete with an exposed natural stone wall running along one side

To the left, a cosy sitting room with a log burner offers an inviting retreat, while to the right a reception room leads through to the true heart of the home; a beautifully appointed kitchen with central island, integrated fridge, freezer and dishwasher, albeit that the view from the sink may well tempt you to wash up by hand

The generous utility room at the rear provides excellent storage with both wall and base units, alongside a practical shower room ideal for busy family life and muddy pawed dogs in winter

Off the kitchen, the dining room brings added charm with its stone inglenook fireplace and wood burning stove, and with French doors opening onto the front terrace it becomes a wonderfully adaptable space for all seasons

Upstairs, the principal bedroom is notably spacious, enjoying high vaulted ceilings, built in wardrobes and an ensuite bathroom, while the remaining three double bedrooms and the family bathroom all benefit from the home’s lovely south facing outlook

EXTERNALLY

The double garage that adjoins the house is genuinely wide enough for two modern vehicles, with a fully boarded first floor offering excellent head height. This versatile space could readily be adapted into a home office or annexe, subject to the necessary consents

In addition, a separate single timber garage provides further storage or workshop potential, complemented by ample driveway parking

Set in the centre of its lawned gardens, the house is surrounded by thoughtfully designed, low maintenance shrubbery and flowering plants

There are numerous spots to sit back, unwind and take in the tranquillity of this beautiful corner of rural Wales

LOCAL AUTHORITY/TAX BAND

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

The property is in band ‘F’

SERVICES

Mains electricity, private water -borehole, private drainage and oil central heating are connected at the property.

The property is equipped with an electric oven and a gas hob, with the hob supplied by propane gas cylinders.

None of these services have been tested by Halls.

DIRECTIONS

Postcode for the property is SY17 5NZ

What3Words Reference is sport.survive.smothered

VIEWINGS

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

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 £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

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