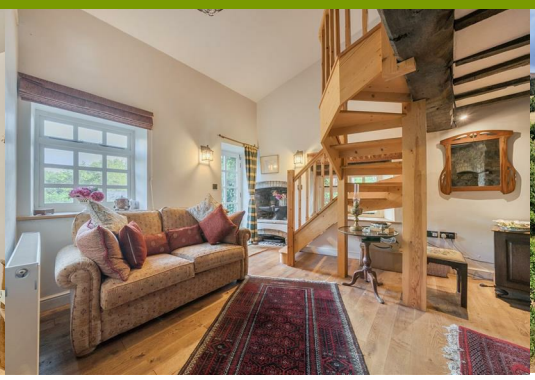
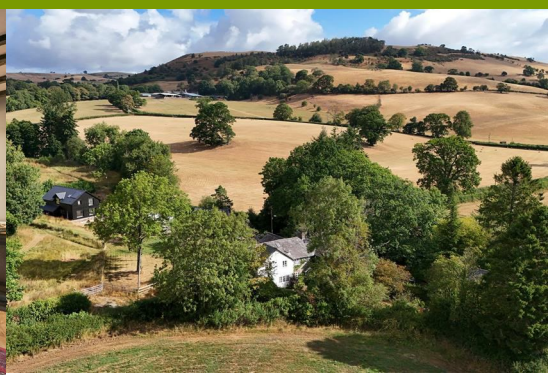
THE SMITHY | EFAIL-RHYD

LLANRHAEADR YM MOCHNANT | OSWESTRY | SY10 0DU







The Smithy is a remarkable detached country residence occupying an idyllic position within the picturesque hamlet of Efail-Rhyd, surrounded by glorious rolling countryside. Extending to over 2,500 sq ft, this charming period home effortlessly combines a wealth of original character, including exposed beams, stone fireplaces and traditional features, with spacious and versatile family accommodation.

Offers in the region of £500,000





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- **Wealth of original character**
- **Principal suite with dressing room and en-suite**
- **Three reception rooms and two kitchens**
- **Idyllic rural setting with stunning countryside views**
- **Beautiful mature gardens with a natural stream**
- **Private gravel driveway and detached stables**

DESCRIPTION

Halls are delighted with instructions to offer The Smithy in Efail-Rhyd, nr Llanrhaeadr-ym-Mochnant, for sale by private treaty.

From the moment you step inside, the property is rich with period charm. Exposed stone walls, substantial ceiling beams, original fireplaces and beautiful timber floors combine effortlessly with generous room proportions to create a home full of warmth and individuality. The flexible layout offers three reception rooms, three generous double bedrooms, a dressing room, two bathrooms and a striking mezzanine level overlooking the impressive reception hall.

Outside, the property enjoys mature gardens with a wonderful sense of privacy, whilst the surrounding countryside provides breathtaking views in every direction, making this an ideal home for those seeking a peaceful rural lifestyle.

SITUATION

The Smithy enjoys a delightful rural position on the fringes of the highly regarded village of Llanrhaeadr Ym Mochnant, surrounded by the rolling hills and unspoilt scenery for which this part of North Powys is renowned. The property's setting offers a wonderful sense of peace and seclusion whilst remaining conveniently accessible to local amenities.

Llanrhaeadr Ym Mochnant provides a range of everyday facilities including a primary school, village shop, public houses, café and community services, together with easy access to a wealth of outdoor pursuits. The nearby market towns of Oswestry and Welshpool offer a more comprehensive range of shopping, educational and leisure facilities, whilst the surrounding countryside presents exceptional opportunities for walking, cycling and enjoying the natural beauty of the area, including the famous Pistyll Rhaeadr waterfall, one of the Seven Wonders of Wales.

SCHOOLING

The property is conveniently situated within easy reach of a number of well-regarded local educational facilities, including Ysgol Llanrhaeadr-ym-Mochnant, which provides nursery and primary education, Ysgol Pennant Primary School, Llanarmon Dyffryn Ceiriog School, Ysgol Bro Cynllaith, Llanfechain C.I.W. School, and Ysgol Llanfyllin, which offers education from primary through to secondary level.

THE PROPERTY

The property is entered via 3 different entryways, via the two kitchen or the main reception room, immediately showcasing the character of the home with its exposed stonework, magnificent inglenook fireplace incorporating a wood-burning stove and feature oak staircase rising to the first floor.

The principal sitting room is a wonderfully inviting room centred around a brick fireplace with wood-burning stove, complemented by exposed ceiling beams and dual aspect windows allowing natural light to flood the space. Flowing seamlessly from here is the elegant dining room, another generously proportioned reception room featuring an attractive cast iron fireplace and views over the gardens, making it ideal for both family dining and entertaining.

A separate study provides an excellent home office or reading room, offering flexibility for modern family living.





The property benefits from two kitchen areas. The traditional farmhouse kitchen is full of charm, featuring a substantial oil-fired Aga, exposed beams, quarry tiled flooring, Belfast sink and ample dining space, creating a true heart of the home. A second, more contemporary kitchen offers an excellent range of fitted units, integrated appliances, additional dining space and direct access to the outside, making it ideal for day-to-day family life and entertaining alike. Completing the ground floor is a useful powder room with an en-suite shower, providing added practicality for both family living and guests.

To the first floor, the principal bedroom is an exceptionally spacious double room enjoying a delightful outlook and benefiting from a walk-through dressing room leading into the en-suite bathroom.

Two further generous double bedrooms are served by a family bathroom, whilst an impressive mezzanine level overlooks the reception hall below and provides a versatile additional living space, perfect as a reading area, hobby room or occasional sitting room.

OUTSIDE

The property is approached via a gated gravel driveway leading to parking and the attractive front elevation, beautifully draped in mature climbing plants that enhance its timeless appeal.

To the rear of the main reception hall, a door opens directly onto a delightful, enclosed garden, creating a private and sheltered outdoor space

The gardens wrap around the property and enjoy a high degree of privacy, with mature trees, established planting and numerous seating areas from which to enjoy the peaceful surroundings. The elevated position affords beautiful views across the surrounding countryside and neighbouring hills, creating a spectacular backdrop throughout the seasons.

Situated opposite the property is an additional parcel of land featuring a charming stream and detached stables, offering excellent versatility for those wishing to enjoy additional outdoor space.

W3W

///relax.appear.enough

DIRECTIONS

Leave Oswestry via Church Street and continue onto the B4580 in the direction of Llansilin and Llanrhaeadr Ym Mochnant. Follow the B4580 for approximately 9 miles, passing through the attractive North Shropshire and Powys countryside. Upon reaching the vicinity of Efail-Rhyd, turn left at the junction where the property will be found on the right-hand side, identified by a Halls “For Sale” board.

SERVICES

We are advised that the property benefits from mains water, drainage and electric. The heating is oil fired.

COUNCIL TAX

Council Tax Band: G

LOCAL AUTHORITY

Powys County Council

TENURE AND POSSESSION

The property will be sold as freehold with vacant possession upon completion.

ANTI-MONEY LAUNDERING (AML) CHECKS

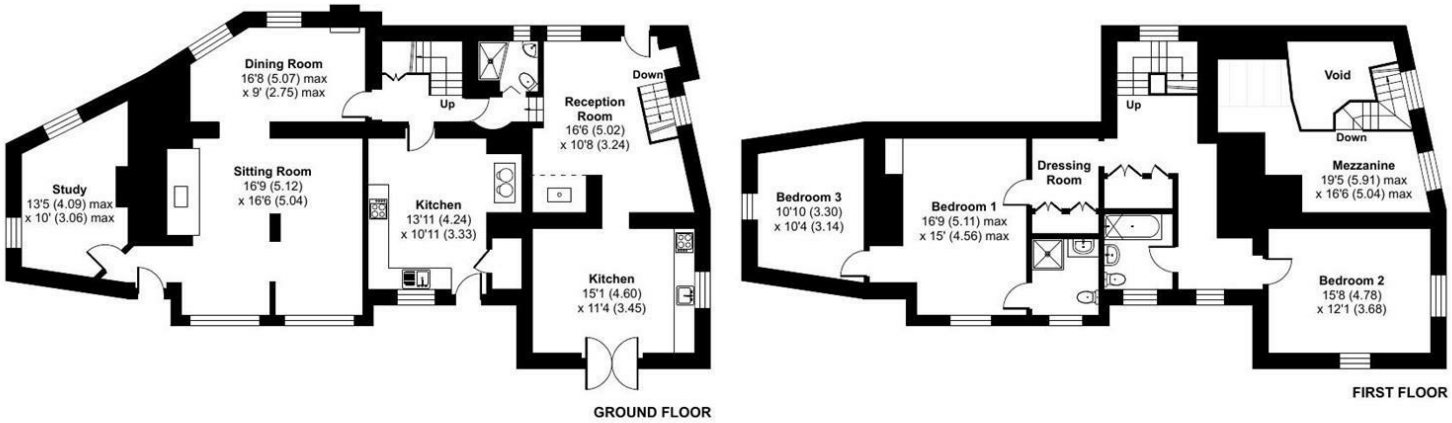
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus 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

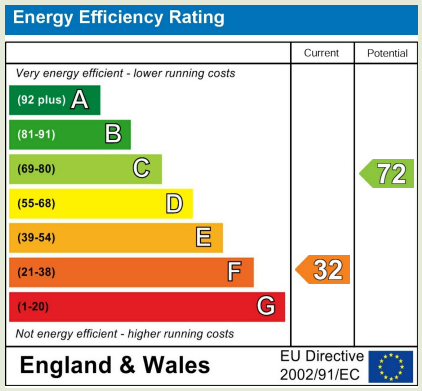
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Approximate Area = 2560 sq ft / 237.8 sq m (excludes void)
Limited Use Area(s) = 31 sq ft / 2.9 sq m
Total = 2591 sq ft / 240.7 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1501251



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.

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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20 Church Street | Oswestry | Shropshire | SY11 2SP

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