



Y Twll

Guilfield, Welshpool, Powys

STRUTT  
& PARKER

BNP PARIBAS GROUP 



## A two bedroom property with detached two bedroom annexe and two acres in an idyllic Mid Wales location

A detached character property, sensitively modernised to combine quality fixtures and fittings and elegant décor with a wealth of period features. Occupying a rural location to the north of a sought-after Montgomeryshire village, within easy reach of village and market town amenities, the road network and train station.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE & CARPORT**



**2 ACRES**



**FREEHOLD**



**RURAL**



**2,240 SQ FT**



**GUIDE PRICE  
£650,000**



### The property

Y Twll is a detached part-timbered and -weatherboarded property offering 1,629 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a characterful and practical living and entertaining environment, maximising the stunning rural views, it sensitively combines modern amenities and elegant neutral décor with a wealth of exposed wall and ceiling beams.

The accommodation flows from a central dual aspect kitchen/breakfast room. It has tiled flooring, a range of wall and base units, a central island, breakfast bar, complementary worktops, an Aga, modern integrated appliances and a fitted utility room. A neighbouring triple aspect oak-framed conservatory has French doors to the rear terrace. One side of the kitchen/breakfast room houses inter-connecting wooden-floored drawing and dining rooms. The dual aspect drawing room has a vaulted ceiling and a corner freestanding woodburning stove. It opens into a dining room with patio doors to the front terrace.

The other side has an inner hall opening to a front aspect double bedroom/study with fitted wardrobes and an adjacent fully-tiled modern family shower room.

Stairs rise from the inner hall to the vaulted first floor principal bedroom suite. It comprises a central bedroom, flanked on one side by a dressing room and on the other by a wooden-floored en suite bathroom with contemporary freestanding bath.

### Outside

The property is approached through a five bar gate over a tarmac driveway and forecourt providing private parking and dividing to give access to a detached garage, double carport and detached annexe with a private terrace and hot tub area. A pedestrian gate opens from the forecourt to the front garden with an adjacent greenhouse/workshop. Paved for ease of maintenance, it provides an ideal spot for entertaining and al fresco dining. The rear garden is laid mainly to lawn bordered by mature hedging and trees.





There is a further paved terrace accessible from the conservatory, also ideal for entertaining and al fresco dining. The remaining land to the front aspect is laid to lawn sloping down to a small stream. It features a large pond overlooked by a vaulted summer house with a freestanding woodburner and decked terrace.

### The Annexe

The two bedroom annexe offers a comfortable living space ideal for guests, extended family, home office or independent living. The property includes two well-proportioned bedrooms, bathroom and a vaulted, open-plan kitchen/sitting room with space for lounging and dining.

### Location

The property sits to the north of the small Montgomeryshire village of Guilsfield in the upper reaches of the Severn Valley. Bordered by a brook of the same name, it has a church, community centre, two pubs, a primary school and football and tennis clubs, the whole surrounded by a wealth of natural beauty, ideal for outdoor activities. The market town of Welshpool to the south offers comprehensive shopping, service and leisure amenities, together with numerous restaurants, cafés and pubs.

Transportation links are excellent: buses connect the village to regional centres including Welshpool, the A490 links to the A483 to Oswestry, the A5 and the motorway network beyond, and Welshpool station (4.6 miles) offers regular direct trains to Shrewsbury, the Midlands and the Welsh coast.



### Distances

- Welshpool 3.7 miles
- Llandrinio 5.5 miles
- Shrewsbury 22.3 miles

### Nearby Stations

- Welshpool
- Shrewsbury

### Key Locations

- Powys Castle & Garden
- Llanymynech Rocks Nature Reserve
- Derwin Garden Centre & Farm Shop
- Breidden Hills
- Llanymynech Wharf and Montgomery Canal
- Welshpool & Llanfair Light Railway
- Glansevern Hall Gardens
- Welshpool Golf Club

### Nearby Schools

- Guilsfield County Primary
- Welshpool High School
- Oswestry School
- Adcote School for Girls
- The Corbet School
- St Andrew's CofE Primary School
- Longnor CofE Primary School
- Norbury Primary School and Nursery
- Criftins CofE Primary School
- Prestfelde School
- Shrewsbury High School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8670920/KRA



## Floorplans

Main House internal area 1,629 sq ft (151 sq m)

Annexe internal area 611 sq ft (57 sq m)

Total internal area 2,240 sq ft (208 sq m)

For identification purposes only.

## Directions

Postcode: SY21 9DT

what3words: ///simulator.campsites.fairly - brings you to the driveway

## General

Local Authority: Powys

Services: Mains electricity and water, oil fired central heating, private drainage which may not be compliant with current regulations

Mobile and Broadband Checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/Council>

Tax: Main House Band G, Annexe Band D

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

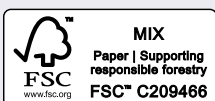
## Shropshire & West Midlands

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com

struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2025. Particulars prepared November 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited