



Maes Y Glydfa

Llanfair Caereinion, Welshpool, Powys

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome period house set in around five acres with magnificent gardens and outbuildings in a secluded setting

A beautifully presented detached period house, with a wealth of attractive accommodation and original character features. Set within enchanting country gardens with beautiful lawns, meadows and woodland, and occupying a stunning rural position in the heart of Powys, within easy reach of the small and charming town of Llanfair Caereinion.



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



OUTBUILDINGS



4.85 ACRES



FREEHOLD



RURAL



3,038 SQ FT



**GUIDE PRICE
£899,950**



The property

Maes Y Glydfa is a fine 18th century converted Welsh Longhouse, which has been extensively renovated to provide more than 3,000 square feet of beautifully presented accommodation, as well as workshops and outbuildings, all sitting within approximately five acres of stunning gardens and grounds. The property retains plenty of its original character, including exposed timber beams and splendid stone elevations, while the extensive outbuilding present further opportunities for development.

The property's two main ground-floor reception rooms include the comfortable, cosy sitting room with its wooden flooring and original fireplace, and the modern, sunny drawing room, which measures 26ft and benefits from a modern woodburning stove and a triple aspect, including full-height windows and French doors opening to the garden. The full-height windows provide beautiful views across the wildflower meadow at the rear of the house, and towards the bucolic rolling countryside beyond. At the heart of the home is the generous, open-plan kitchen and dining

room, which has tiled flooring with underfloor heating, exposed timber beams, an open central staircase and space for a family dining table. The kitchen itself is fitted with bespoke oak storage units, an inset oil Aga and Victorian tile splashbacks. There is also a large walk-in pantry and utility room for additional home storage and appliances.

Upstairs there are four well-presented double bedrooms, including the generous principal bedroom with its large dressing room and en suite shower room. One further bedroom has its own washbasin, while the first floor also has a family bathroom with an over-bath shower.

Directions

Postcode SY21 0HD

what3words:///though.pins.enforced - brings you to the property







Outside

The property is situated approximately a quarter of a mile along a singletrack lane, which opens to a large courtyard providing parking and turning space.

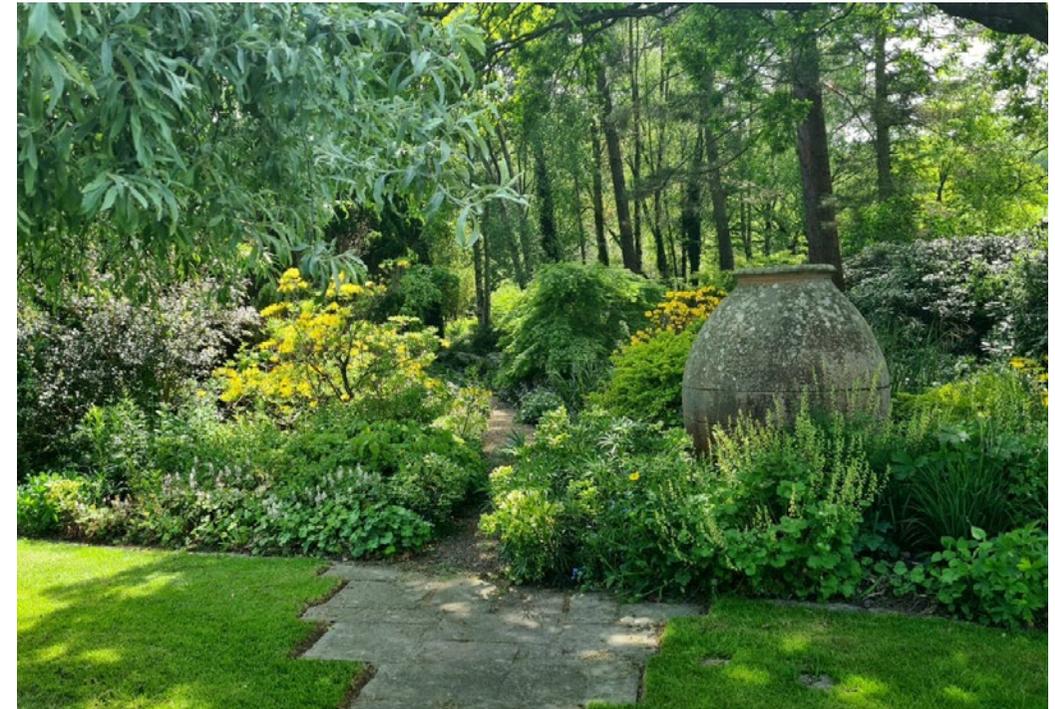
Outbuildings include a steel frame portal building, which was formerly used as a showroom and has two mezzanine levels, a kitchen area and an office, as well as access for vehicles. There are also further stone outbuildings with a workshop and stores, which could be converted into further accommodation if required, subject to the necessary consents.

The gardens and grounds surrounding the house and outbuildings include a kitchen garden with raised beds, a greenhouse, a polytunnel and a garage, a large south-facing patio for al fresco dining, and enchanting country gardens with rolling lawns and meadows, wooded areas, a pond with its own jetty and numerous colourful shrubs and flowering perennials. In total, the gardens and grounds extend to approximately 4.85 acres and offer sweeping views across the surrounding landscape.

Location

The property is situated on the outskirts of the historic market town of Llanfair Caereinion. Set amidst the rolling countryside of Montgomeryshire in the upper Severn Valley, the town offers a range of everyday amenities including shops, cafés, public houses, doctors surgery, a primary and secondary school, and leisure facilities, together with a strong sense of community. Surrounded by attractive Mid Wales countryside, the area is ideal for walking, cycling and a variety of outdoor pursuits. The larger market town of Welshpool lies approximately 8 miles to the east and provides a more comprehensive range of shopping, service and leisure amenities, including supermarkets, independent retailers, restaurants and cafés. Further facilities can be found in Newtown to the south.

Transport connections are convenient for a rural setting: the A458 provides links towards Welshpool and Shrewsbury, connecting with the wider road network, while Welshpool railway station offers regular direct services to Shrewsbury, the Midlands and the Welsh coast.



Distances

- Welshpool 12 miles
- Newtown 14 miles
- Oswestry 22 miles
- Shrewsbury 30 miles
- Aberdovey 38 miles
- Chester 51 miles

Nearby Stations

- Welshpool
- Newtown

Key Locations

- Powis Castle and Gardens (NT)
- Montgomery Canal
- Welshpool and Llanfair Light Railway
- Breiddan Hill
- Glansevern Hall and Gardens
- Lake Vyrnwy
- Hafren Forest

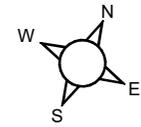
Nearby Schools

- Ysgol Cwm Banwy
- Ysgol Bro Primary and Secondary Caereinion
- Welshpool High School
- Summerjil House School, Presteigne
- Moreton Hall
- Oswestry School
- Packwood Haugh
- Adcote School for Girls
- Christ College, Beacon









Floorplans

Main House internal area 3,038 sq ft (282 sq m)
 Garage internal area 314 sq ft (29 sq m)
 Outbuilding internal area 7,106 sq ft (660 sq m)
 Total internal area 10,458 sq ft (971 sq m)
 For identification purposes only.

General

Local Authority: Powys County Council
Services: Oil fired central heating. Mains electricity. Private water. Private drainage which we understand to be compliant.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band F
EPC Rating: Rating C
Fixtures and Fittings: Only 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.
Agents note: The neighbouring property has a right of way across the yard of Maes Y Glydfa.

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