

Aithnen, Llanfechain, Powys



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A characterful south-facing Grade II listed period residence with extensive equestrian facilities, including stables, barn and manège, set in an elevated rural position with sporting rights and panoramic views across Powys and Shropshire.

Aithnen is an impressive period residence offering nearly 6,800 sq ft of total internal space, including a main house rich in architectural character and historic features. Heavy exposed timber framing, vaulted ceilings and traditional stonework combine with a versatile layout, creating an appealing family home with significant equestrian potential. The grounds provide a wonderful balance of open grazing and an idyllic rural environment for both horses and their owners.

The accommodation was fully renovated in 2011 and extended in 2015 by the current owners and is centred around an expansive kitchen and breakfast room, featuring an ESSE range, characterful tiled flooring and a vaulted ceiling with exposed A-frame beams. Adjacent to the kitchen is a bedroom with built-in storage and en suite bathroom. The ground floor also comprises a generous sitting room centred around a wood-burning stove, a formal dining area and charming snug with spiral staircase and log burner. A utility room with skylights, which could serve as a secondary fitted kitchen. An adjacent shower room completes the ground floor, which is supplied with underfloor heating throughout this level.

On the first floor are three well-proportioned bedrooms, one of which benefits from an en suite shower room. The remaining bedrooms are served by a traditional-style family bathroom with a roll-top bath, while exposed floorboards add further period character. A spiral secondary staircase provides access from bedroom two down to the ground floor shower room and contributes to the flexible layout.

The property is approached via quiet council-maintained lane, creating a high degree of privacy and tranquillity. The extensive external facilities are perfectly suited to professional equestrian use and include a substantial, well-appointed brick-built stable block, a large detached barn offering versatile storage or workshop space, and a professional 25m x 50m all weather arena. Within the grounds are also logs for cross country-schooling and there is access to extensive hacking in the local area along peaceful lanes.

The grounds extend to around 57.66 acres, incorporating fenced paddocks and beautifully maintained garden areas including a wildlife pond. A stone-flagged terrace provides a pleasant setting for outdoor entertaining and breathtaking views across the surrounding Powys and Shropshire countryside.

From numerous points around the house and grounds, far-reaching views unfold across the surrounding countryside, creating an ever-changing backdrop throughout the seasons. Beyond the principal accommodation, the property offers excellent flexibility, with the potential for home working, hobbies, or further lifestyle uses, subject to any necessary consents. The outbuildings further complement the extensive grounds and provide practical facilities for those looking to embrace rural living.

2,816 sq ft (262 sq m) | Freehold
3 reception rooms | 4 bedrooms | 4 bathrooms
Outbuildings, stabling and all weather arena | Around 57.66 acres

Guide price £1,250,000

Location

Llanfechain is a peaceful village set within the Cain Valley in north-east Powys, surrounded by attractive countryside and a network of scenic walks. The village has a strong community atmosphere and offers everyday amenities including a shop, public house, village hall and recreation area, together with local schooling at Llanfechain Church in Wales Primary School. The nearby market town of Llanfyllin provides a broader range of shops and services, while Welshpool and Oswestry offer further leisure, shopping and commercial facilities.

The property is accessible to multiple equestrian centres, including British Dressage, British Show Jumping and British Eventing venues.

Independent schooling is available nearby at Moreton Hall and Oswestry School, with further prestigious options including Shrewsbury School and Ellesmere College within easy reach. Shrewsbury lies approximately 20 miles to the east, providing extensive shopping, cultural and leisure amenities.

Road connections include the B4393 and nearby A490, with the A483 and A5 giving access towards Oswestry, Shrewsbury and the wider region. Shrewsbury 19 miles, Oswestry 7.5 miles and Welshpool 9 miles.

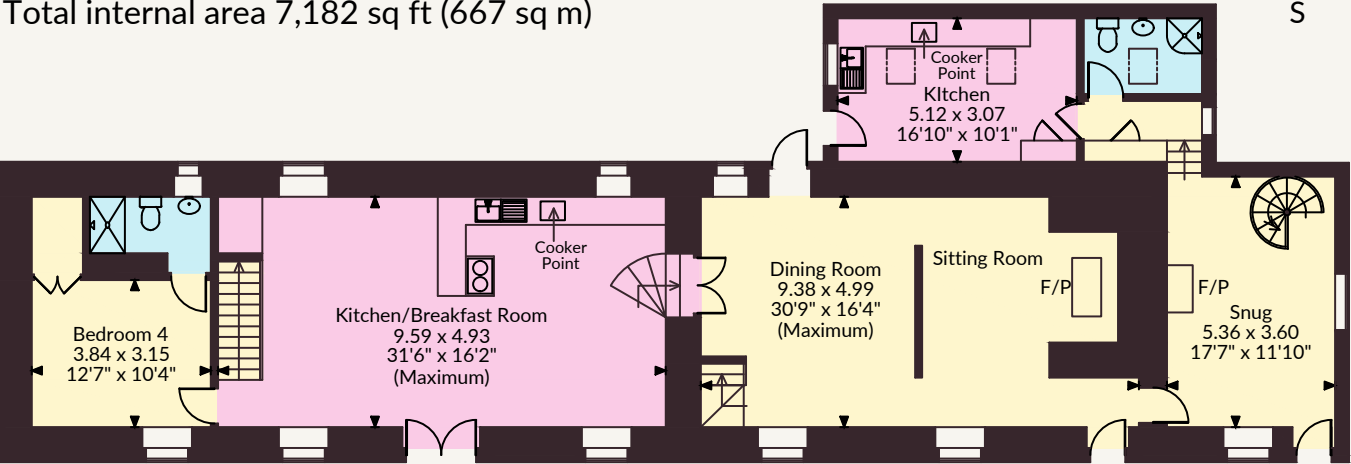
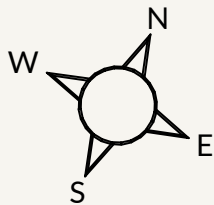
Postcode region: SY22

General

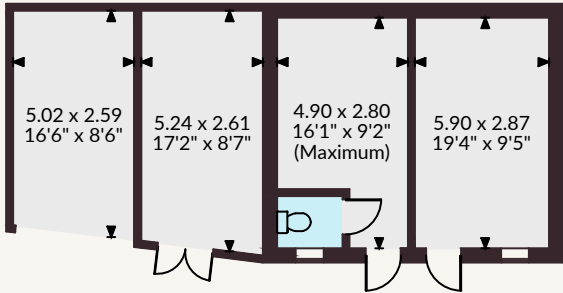
Local Authority: Powys
Services: Mains electricity, private water supply, automatically fed wood pellet boiler. The drainage is via a private septic tank which we understand to be compliant.
Council Tax: Band D
EPC Rating: B
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items 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.
Mobile and Broadband: We understand Fibre broadband is available to the property. Information checker can be found here <https://checker.ofcom.org.uk/en-gb/>



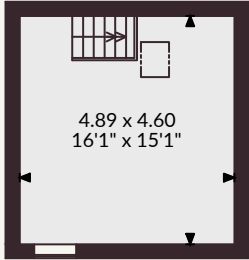
Aithnen, Llanfechain, Powys
Main House internal area 2,816 sq ft (262 sq m)
Barn internal area 1,009 sq ft (94 sq m)
Stables & Kennels, Utility And Boiler Room internal area 3,357 sq ft (312 sq m)
Total internal area 7,182 sq ft (667 sq m)



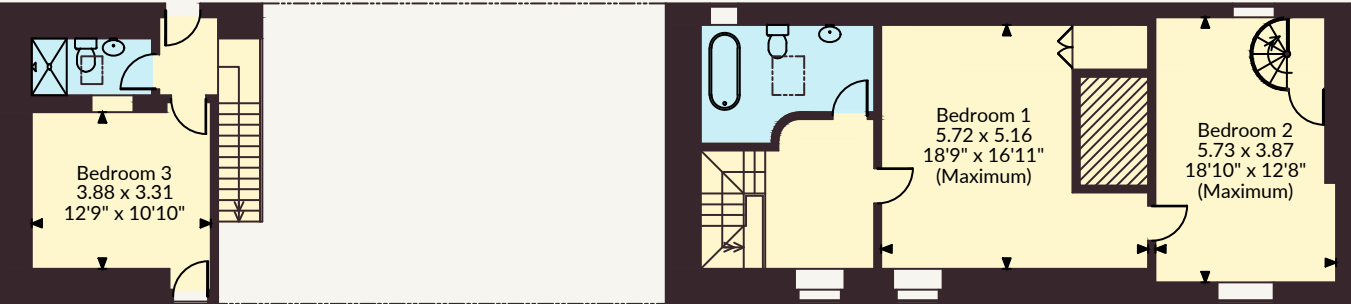
Ground Floor



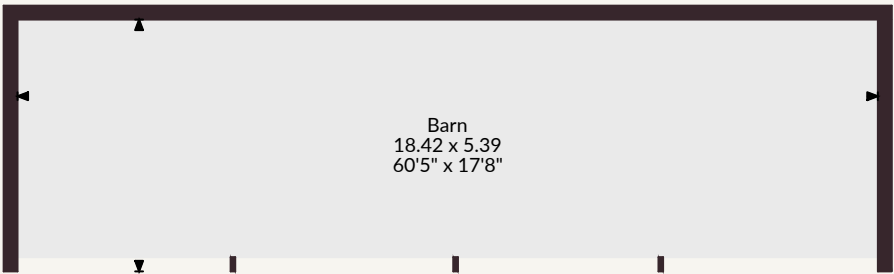
Kennels, Utility And Boiler Room



Room Above Tackroom

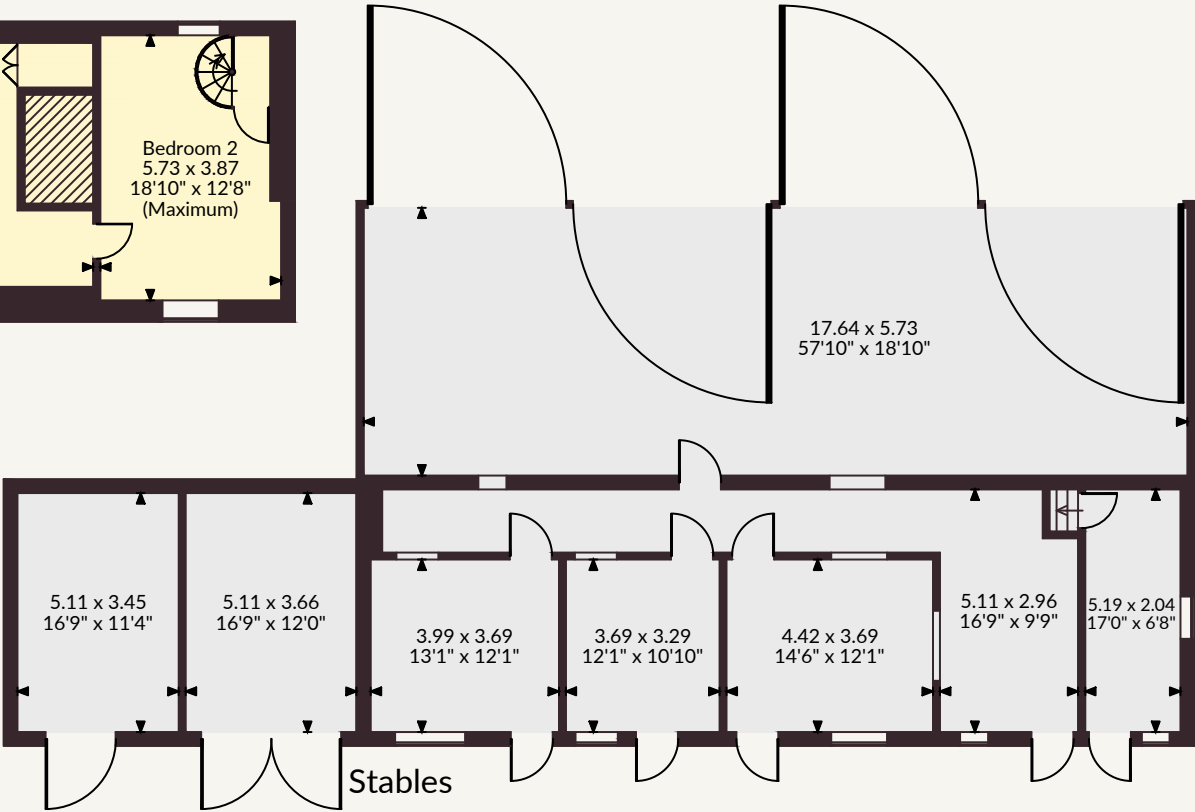


First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Shropshire & Mid Wales
Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR
01743 284200 | shropshire@struttandparker.com

@struttandparker struttandparker.com

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