

Eirianfa, Waterfall Street  
Llanrhaeadr Ym Mochnant, Oswestry, Powys



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## An imposing and beautifully presented stone-built period residence offering extensive accommodation across four floors, set in an elevated position with stunning views over a picturesque Welsh village

Eirianfa is a magnificent period home of significant character, featuring handsome stone elevations across four floors. The property has been sensitively updated to provide over 3,800 sq ft of elegant living space, perfectly blending original architectural details—such as sash windows with internal shutters, high ceilings, and ornate fireplaces—with modern styling and comforts.

The ground floor opens with an inviting hallway leading to a series of well-proportioned reception rooms. The formal dining room, complete with a fireplace and large bay window, provides an ideal setting for entertaining, while the drawing room offers a bright and sophisticated retreat, centred around a marble fireplace. To the rear, the expansive kitchen and breakfast room features a large range cooker, bespoke cabinetry, and a charming bay window with integrated seating, perfectly framing views over the valley. A separate snug and a spacious utility room add further practicality and comfort. The lower ground floor enhances the flexibility of the accommodation, offering an additional reception room with kitchenette facilities, together with a bedroom, making it ideally suited for guests or multi-generational living.

Arranged over the upper two levels are seven further well-proportioned bedrooms, three of which benefit from en suite facilities, including the principal bedroom with its feature fireplace. The remaining rooms are served by beautifully appointed bathrooms. Many of the bedrooms enjoy far-reaching, elevated views across the village rooftops towards the surrounding Berwyn Mountains.



The property occupies a prominent plot with a large driveway providing ample off-road parking. The tiered gardens have been thoughtfully landscaped to include paved patio areas for al fresco dining and elevated lawned sections with mature border planting. A substantial two-storey stone outbuilding offers over 1,200 sq ft of space, providing significant potential for a studio, workshop, or secondary accommodation, subject to the necessary consents.

### Location

Set within a charming and well-served village at the foot of the Berwyn Mountains, best known for its scenic surroundings and the nearby Pistyll Rhaeadr waterfall, one of the Seven Wonders of Wales. A popular location for walkers and cyclists. The village offers a good range of amenities, including a convenience store, post office, pharmacy, café, doctors' surgery, primary school, and traditional pubs, all within walking distance. More extensive shopping, leisure facilities and supermarkets can be found in the market towns of Oswestry and Welshpool.

The area is well regarded for schooling, with a well-rated primary school in the village itself and secondary education available in Llanfyllin, with additional independent schooling in Oswestry and Shrewsbury, including established schools such as Oswestry School, Moreton Hall and Shrewsbury School. Transport links via the A495 and A5 providing routes towards Shrewsbury, Chester and the wider motorway network. Railway stations at Gobowen and Welshpool provide rail links towards Birmingham, Manchester and London.

Postcode region: SY10

### General

Local Authority: Powys  
Services: Mains electricity, water and drainage, oil fired central heating.  
Council Tax: Band G  
EPC Rating: Rating F  
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 checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,869 sq ft (359 sq m)

4 reception rooms

8 bedrooms

6 bathrooms

Stone outbuilding

Freehold

Village location

Guide price £825,000

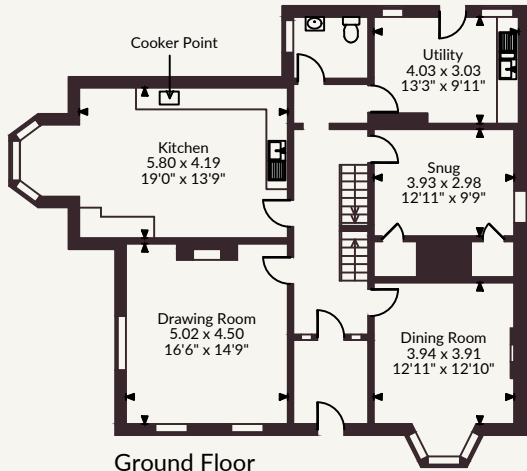
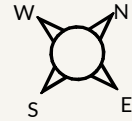


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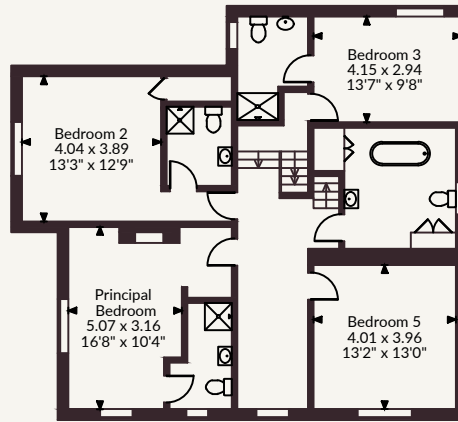
Main House internal area 3,869 sq ft (359 sq m)

Outbuilding internal area 1,280 sq ft (119 sq m)

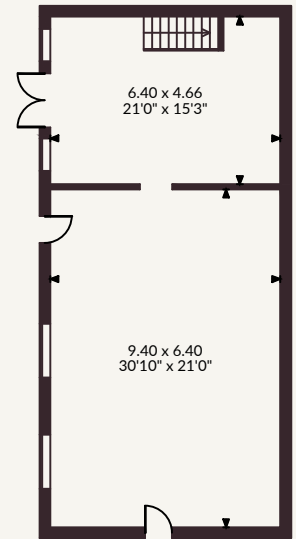
Total internal area 5,149 sq ft (478 sq m)



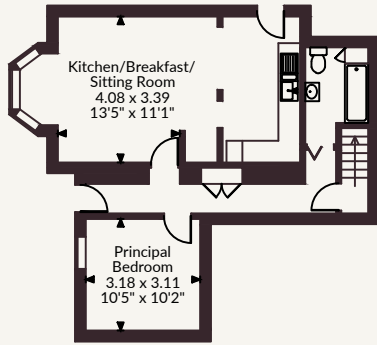
Ground Floor



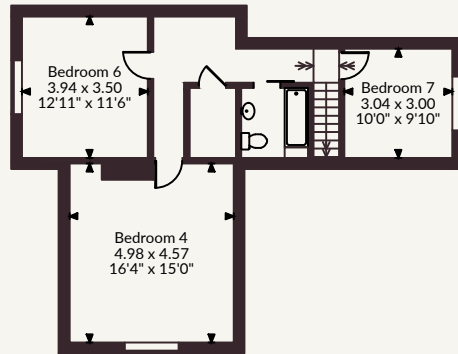
First Floor



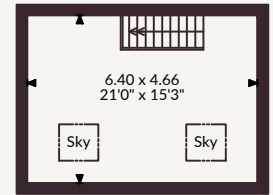
Outbuilding Ground Floor



Annexe, Lower Ground Floor



Second Floor



Outbuilding 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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