



Brynhwdog
Castle Caereinion | Welshpool | Powys | SY21 9AZ

FINE & COUNTRY

BRYNHWDOG





KEY FEATURES

A unique opportunity to acquire a 27-acre small holding featuring a four-bedroom home, an additional two-bedroom property, and a range of outbuildings, all nestled in a picturesque countryside setting. This rural haven offers privacy and tranquility while remaining conveniently close to local towns such as Llanfair Caereinion and Welshpool.

The main family home is a blank canvas, ready for a buyer to personalize and transform. The recently completed two-bedroom barn conversion is perfect for multi-generational living or can be used as a rental property to generate income. The 27 acres of land are divided into paddocks, and the versatile outbuildings are ideal for agricultural use, workshops, or storage.

Brynhwdog presents vast potential and opportunity for a variety of buyers. This is truly an opportunity not to be missed. Viewing is highly recommended













Step Inside

Main House: Upon entering the house, you'll find a versatile room to your right, currently used as a utility room with space for a fridge and freezer. This room could easily serve as a downstairs bedroom or office, complete with an adjoining wet room featuring a shower, WC, and wash basin. The practical kitchen breakfast room offers a range of wall and base units, an integrated extractor fan, a sink and drainer, space for a Rangemaster, and a pantry cupboard.

The light and airy living room provides a comfortable space with a wood-burning stove and patio doors that open to the rear garden, seamlessly connecting to the outdoors. This space flows into the dining room, which boasts beautiful views of the surrounding countryside.

Upstairs, there are four double bedrooms, each offering stunning views of the land. The master bedroom includes an ensuite with a shower cubicle, WC, and wash basin. Completing the first floor is the family bathroom, which features a stunning free-standing bath, WC, and wash basin.

Annexe: The modern two-bedroom annexe, built by the current owners, offers excellent potential for multi-generational living or income generation as a holiday let or rental property. Entering the hallway, you'll find a shower room to your left with a shower, WC, and wash basin. This leads to the open-plan kitchen/living room, complete with base units, a Rangemaster oven, extractor fan, sink and drainer, and patio doors that open to the gardens, providing fantastic countryside views. The utility room offers additional storage with a range of wall and base units, space for a fridge, and plumbing for a washing machine and tumble dryer. The annexe is completed by two spacious double bedrooms.

















Step Outside

Nestled on 27 acres, the property features well-proportioned grass paddocks perfect for keeping sheep or horses. The land also includes a dingle and areas of woodland, adding to its charm and versatility. Six outbuildings of varying sizes are conveniently located in a yard near the main house, suitable for agricultural use, storage, or workshops. These outbuildings also hold potential for conversion, subject to the necessary consents.

Adjacent to the house is a rear garden with a level lawn and a patio area, ideal for alfresco dining.

Location

Situated in a rural setting on the outskirts of the village of Castle Caereinion. Approximately 3 miles west is the small town of Llanfair Caereinion which offers a range of local shops, cafes and schools. It is known for its heritage railway, the Welshpool and Llanfair Light Railway, which provides scenic rides through the picturesque countryside. The larger town of Welshpool is just 4 miles to the east where a wider range of services can be found including supermarkets, a doctor's surgery, leisure centre and a train station providing convenient links to the cities. The village is also about 40 miles east of the Welsh coast, with the coastal town of Aberystwyth accessible in around 1 hour and 15 minutes by car.









Services

Mains electricity. Private water & drainage.

Heating

Oil.

Tenure

Freehold.

Council Tax

Band G.

Broadband

Please refer to openreach.com for fibre availability.

Mobile Phone Signal

Please refer to <http://checker.ofcom.org.uk>

Please Note

That some public footpaths cross the land. Please contact the agent to discuss further.

Directions

Using the app What Three Words type in: [informed.section.submerge](https://www.what3words.com/)

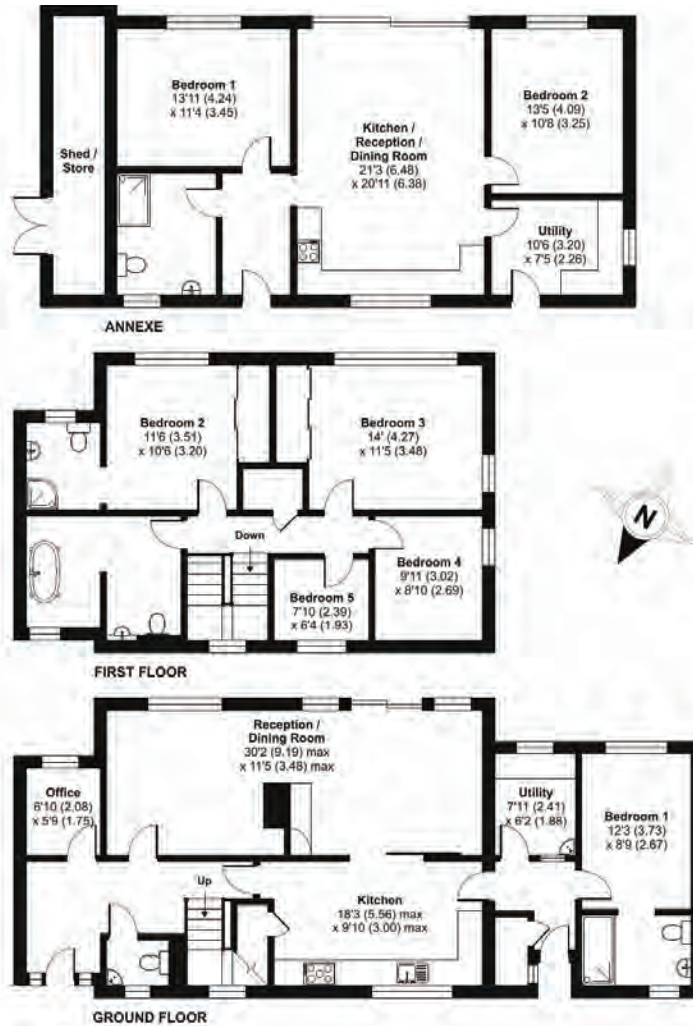
Referral Fees

Fine & Country/McCartneys sometimes refers vendors and purchasers to providers of conveyancing, survey and removal services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

OIRO £800,000

Castle Caereinion, Welshpool, SY21

Approximate Area = 1860 sq ft / 172.8 sq m
 Outbuilding(s) = 16137 sq ft / 1499.1 sq m
 Annexe = 970 sq ft / 90.1 sq m
 Total = 18967 sq ft / 1762 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
100-91	A		93
90-81	B		
80-65	C		
55-45	D	57	
35-45	E		
15-35	F		
1-15	G		

EU Directive 2002/91/EC



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 26.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Welshpool on



Fine & Country Mid Wales
8 Broad Street, Welshpool, Powys SY21 7RZ
01938 531006 | midwales@fineandcountry.com

