

Holters

Local Agent, National Exposure

**The West Wing, Aberhafesp Hall, Aberhafesp, Newtown, SY16 3HJ**

**Offers in the region of £395,000**



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## **The West Wing, Aberhafesp Hall, Aberhafesp, Newtown, SY16 3HJ**

Who hasn't dreamt of life in a grand country house, surrounded by history, character and sweeping views?

At The West Wing, Aberhafesp Hall, that dream becomes reality.

A home of rare beauty and individuality, it captures the charm of a stately residence with the warmth and creativity of modern living.

### **Key Features**

- Elegant Grade II Listed Residence Forming Part of Historic Aberhafesp Hall
- Six Bedrooms
- Two Large Reception Rooms
- Beautifully Refitted Wren Kitchen with Belfast Sink and Integrated Appliances
- Family Bathroom, Additional Shower-room & Downstairs WC
- Extensive Redecoration with William Morris and Bespoke Wallpapers
- Large Cellar with Excellent Conversion Potential
- Private Gardens Including a "Secret Garden" with Patio and Play Area
- Detached Garage and Ample Parking
- Peaceful Setting with Far-Reaching Views over the Severn Valley

### **The Property**

The West Wing forms part of the magnificent Grade II listed Aberhafesp Hall, a seventeenth-century country house of remarkable beauty and history, just a few miles from Newtown. Originally built around 1675 and once home to the Morgan family, the Hall is one of the earliest brick-built houses in Montgomeryshire. It has evolved over centuries into four private residences, each with its own identity

yet all sharing the same sense of heritage and setting.

The West Wing sits on the south-western side of the Hall, enjoying light throughout the day and far-reaching views across the Severn Valley from almost every window. It's a substantial six-bedroom home, full of character and originality, and quite unlike anything else. The current owners have reimagined the interiors with extraordinary care and creativity since arriving in 2021, blending the elegance of the building's period architecture with a fresh, design-led sensibility.

Throughout the house, colour and texture are handled with confidence. Almost every room features classic William Morris wallpaper, each pattern chosen to complement the proportions and atmosphere of the space. One bedroom has a bespoke, hand-painted design, a one-of-a-kind creation alive with birds and foliage that perfectly captures the spirit of the house. Every room feels deeply considered, a balance of comfort and imagination that makes this home feel timeless yet alive.

The drawing room is a wonderfully welcoming space, centred on a log-burning stove and opening through French windows onto the front garden. Across the hall, the dining room combines generous scale with a sense of warmth, its electric fire and bay window creating a relaxed, sociable setting. The kitchen, fitted with a new Wren range of cabinets, integrated appliances and a Belfast sink, brings a touch of classic country craftsmanship to a home that already feels steeped in it. There's a downstairs cloakroom, and storage throughout has been

cleverly integrated without disturbing the building's character.

Upstairs are six bedrooms arranged over the first and second floors, along with a beautifully finished Burlington bathroom on the first floor and an additional shower room above. Each bedroom enjoys its own distinct outlook, either across the gardens or towards the hills beyond, with soft light and a calm palette creating a sense of ease throughout.

Beneath the house lies the cellar, a large, characterful space with original cobbled floors and thick stone walls. Currently used for storage, it offers real potential for conversion, whether as a studio, gym, or simply as an atmospheric wine cellar.

Outside, the garden wraps around the front and side of the house, accessed directly from the drawing room through French doors. Across the drive lies the secret garden, a completely private, enclosed space with a paved terrace for alfresco dining, a lawned play area, and mature trees providing natural screening. There are further pockets of land belonging to The West Wing, including the area with the garage, and ample parking close to the house. The Hall itself is approached via a private driveway shared between the four residents, ensuring privacy and a sense of arrival.

The West Wing has a quality that's hard to define but easy to feel. It's the combination of heritage, craftsmanship and personality that gives it such presence, the sense that every corner has been loved and every detail chosen with care. It's a house that

feels both deeply historical and intensely personal, a place where imagination and tradition meet in perfect balance, and where life moves at its own gracious pace.

### **The Location**

Aberhafesp is a small, friendly village set among open countryside in the Severn Valley, around three miles west of Newtown. It's a quiet rural community surrounded by rolling farmland and wooded hills, offering a slower pace of life without losing easy access to everyday amenities.

At the heart of the village is St Gwynog's Church, which dates back to the 13th century and reflects the long history of the area. There's also a well-used community hall that hosts local events and activities, and a children's play area. The village sits on the B4568, making connections to Newtown, Caersws and Llanidloes straightforward.

Nearby Caersws has a well-regarded primary school along with a railway station on the Cambrian Line, providing direct services to Newtown, Welshpool, Shrewsbury and the West Midlands. Newtown itself offers a comprehensive range of shops, supermarkets, cafés and restaurants, together with Newtown High School and further education facilities.

The surrounding countryside is perfect for walking, cycling and riding, with quiet lanes and bridleways leading into the hills and forests. Mountain-biking trails, riverside paths and open farmland make this part of Mid Wales ideal for anyone who enjoys being outdoors.

There are good places to eat nearby, including The Bull & Heifer in Bettws Cedewain and Arthur's at

Meadow Springs in Trefeglwys, both known for excellent food and a relaxed atmosphere. The coast around Aberdyfi and Cardigan Bay is within easy reach for weekends by the sea, offering beaches, harbour towns and a complete change of scenery.

Aberhafesp combines rural calm with convenience, a setting that feels tucked away yet remains well connected, surrounded by scenery that makes every journey a pleasure.

### **Heating**

The property has oil fired central heating.

### **Services**

We are informed the property is connected to mains water and has a private drainage system.

### **Tenure**

We are informed the property is of freehold tenure.

### **Council Tax**

Powys County Council - Band E

### **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

### **Nearest Towns/Cities**

Caersws - 3 miles  
Newtown - 4 miles  
Tregynon - 6 miles  
Machynlleth - 24 miles  
Shrewsbury - 35 miles

### **What3words**

observes.observe.hotdog

### **Referral Fees**

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

### **Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

### **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### **Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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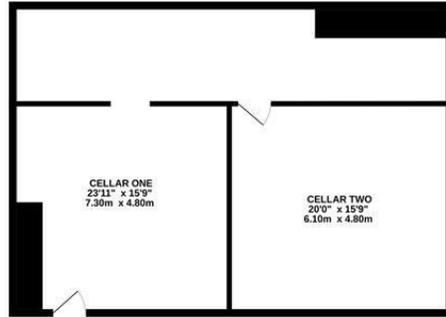


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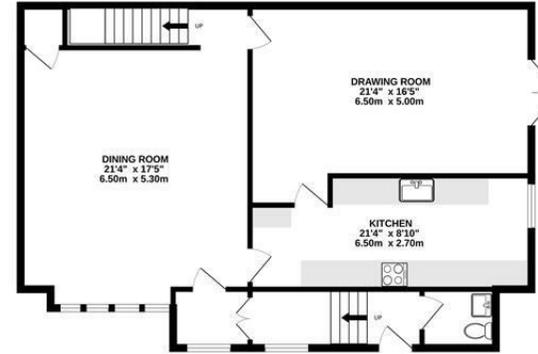


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CELLAR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



2ND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



3RD FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 3343 sq.ft. (310.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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