



Holters

Local Agent, National Exposure

Hyde Park, Mochdre, Newtown, SY16 4JY

Offers in the region of £725,000



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Escape to the country with this unique opportunity to secure a spacious family home in a truly dream location.

Set in 12 acres of gardens, paddocks and private woodland with far-reaching views, Hyde Park offers privacy, rural beauty, and excellent potential for those seeking a change of lifestyle — whether that's a smallholding, multi-generational living, or simply more space to grow. *VIDEO TOUR AVAILABLE*

Key Features

- Spacious Family Home set in approx. 14 Acres
- Four Bedrooms, Family Bathroom & Additional Shower Room
- Two Generous Reception Rooms with Log Burners & Conservatory
- Beautiful Mature Gardens with Ponds & Orchard
- Detached Studio with Scope for Annexe or Holiday Let (STPP)
- Large Outbuilding Ideal for Storage, Workshop or Livestock
- Elevated South-Facing Position with Far-Reaching Views
- Three Paddocks & Private Woodland
- Well Located on the Edge of Mochdre, Close to Newtown
- No Onward Chain

The Property

Set in a truly exceptional position just outside the village of Mochdre, Hyde Park offers space, privacy, and potential in equal measure. With far-reaching views, approximately 14 acres of gardens, woodland and paddocks, and outbuildings including a detached studio and large barn, this is a rare opportunity to secure a

property with genuine scope - both inside and out.

The house was built in the 1980s and has been loved by the same family since. It's been their dream home, and now it's time for someone new to make it theirs.

Accommodation is arranged over two floors. The main entrance hall leads into a generous country kitchen, fitted with Siematic units and an oil-fired Rayburn which also heats the water. A shower room and WC sit just off the kitchen, and a bright conservatory offers extra space to relax and enjoy the garden throughout the seasons.

To the rear of the house are two substantial reception rooms, both with log burners and sliding doors opening out onto the elevated patio. These are flexible, sociable rooms - ideal for entertaining or simply enjoying the quiet, open surroundings. Throughout the ground floor, the original parquet flooring and large windows create a strong sense of warmth and light.

There are four bedrooms in total - three on the ground floor, served by a well-fitted family bathroom with walk-in shower, bath, WC and basin. Upstairs is a large, versatile fourth bedroom, currently used as guest accommodation but with the potential to become a generous master suite with dressing room and en-suite.

Outside is where Hyde Park truly comes into its own. The gardens are mature, well-structured and full of interest: terraced beds, wildflower areas, lawns, patios, multiple greenhouses, a

pergola, two ponds, a summer house, and a productive orchard with fruit trees. The south-facing position means this is a home that catches the light all day - and the views from almost every part of the garden are uninterrupted and far-reaching.

Tucked just beyond the formal garden lies one of the property's most remarkable features: a private area of established woodland. It's peaceful, well-tended, and genuinely beautiful - a place to walk, pause, and disconnect. Whether it's for quiet walks, the best ever game of hide and seek, or simply a breath of fresh air, the woodland adds something truly special. A former pigsty still sits quietly within it, a reminder of the property's rural character and the lifestyle it can offer.

In addition to the garden and woodland, the land includes three good-sized paddocks, ideal for grazing, ponies, a smallholding or outdoor hobbies. The grounds offer scope, privacy and potential in equal measure.

At the bottom of the drive, you'll find two further key assets: a detached studio building - previously used as a photography space with darkroom, and suitable for a wide range of uses (home office, guest accommodation or potential holiday let, subject to permissions). Next to it, a large outbuilding is currently divided into two bays and offers excellent workshop or storage space. Both buildings benefit from easy access and plentiful off-road parking, making them highly practical as well as full of potential.

Spacious, peaceful, and rich in possibility, Hyde

Park is the kind of property that rarely comes to market - and even more rarely stays there for long.

The Location

Mochdre is a small rural village located just over three miles west of Newtown in Powys, Mid Wales. Surrounded by open countryside, farmland, and wooded hills, the village offers a peaceful setting while still being within easy reach of key amenities and transport routes. The community includes a mix of traditional and modern homes, and enjoys a quiet, spacious environment typical of the Mid Wales landscape.

One of the village's key features is The Dolau Inn, a well-known local pub and restaurant, popular with both residents and visitors. It offers a relaxed atmosphere, food, and regular events, helping to support a sense of community within the area.

Just a short drive away, Newtown provides a wide range of services including supermarkets, independent shops, cafés, medical centres, and leisure facilities. The town is also home to several schools and Newtown College, offering further education and training options. A mainline railway station connects Newtown to Shrewsbury, the Midlands, and beyond, making the area suitable for commuters or those needing regular access to larger towns and cities.

The nearby A489 gives convenient road access in both directions—eastwards to Welshpool and Shrewsbury, and westwards to Machynlleth and the coast. Mochdre's location is ideal for those who enjoy the outdoors, with walking routes, bridleways, and cycling opportunities all close by.

This combination of rural charm, access to services, and strong transport links makes Mochdre a practical and appealing location for a wide range of buyers, including those looking to relocate, invest, or enjoy a quieter pace of life without being cut off from day-to-day needs.

Services

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

Heating

The property has the oil fired central heating, storage heaters, two logburners and a Rayburn.

Council Tax

Powys County Council - Band F

Broadband

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

What3Words

///unique.rationed.situated

Nearest Towns/Cities

Newtown - 3 miles

Llandinam - 5 miles

Shrewsbury - 35 miles

Aberystwyth - 44 Miles

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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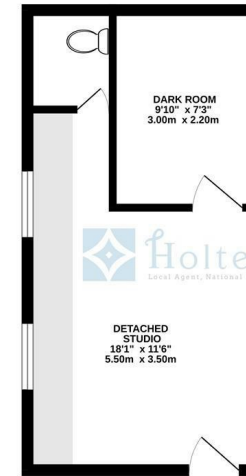
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Line marking is for guidance only - please refer to Land Registry documents for accurate boundaries

GROUND FLOOR
1957 sq.ft. (181.8 sq.m.) approx.

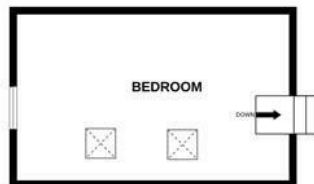


GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA: 264 sq.ft. (24.5 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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1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 2248 sq.ft. (208.8 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		