

Holters

Local Agent, National Exposure

Lower Tynfron Van, Llanidloes, SY18 6NZ

Offers in the region of £675,000



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There is a warmth to Lower Tyn Y Fron that is hard to put into words and impossible to miss. A beautifully restored Welsh longhouse with glorious views, just under an acre and room for family life to unfold, it combines original character with colourful, welcoming interiors and a wonderful sense of seclusion. Offered with no onward chain, it is a very special place to call home.

- Stunning, Detached Former Farmhouse
- Five Bedrooms
- Wrap Around Gardens
- Rural Location
- Period Features Throughout
- Two Ensuities, Family Bathroom, Downstairs WC
- Breathtaking Views
- Set in just under an acre
- Five Reception Rooms
- Outbuildings inc. Home Office & Gym

The Property

Set in a truly tucked-away position with only one property beyond, Lower Tynfron is an exceptional Welsh longhouse dating back to the 1800s, combining the character and substance of an old farmhouse with the space, flexibility and comfort needed for modern family life. Extended and carefully renovated over the years, it is a home full of history and personality, where exposed stonework, beams and original charm sit comfortably alongside the practicalities of modern living. The current owners have added their own flair since arriving in 2023, bringing colour, warmth and individuality to a house that already had all the right foundations.

Set in just under an acre, the views are every bit as special as you would hope, stretching across the surrounding hills and down towards the Clywedog, with the kind of outlook that changes with the seasons and never loses its appeal. For buyers searching for a genuine escape to the country without compromising on space or practicality, this is an exceptional find.

The house opens with a boot room that immediately sets the tone, practical and welcoming in equal measure, with a slate floor, timber framing and plenty of room for coats, boots and dogs after muddy walks. From here, the drawing room offers a wonderfully cosy first reception space, with painted beams overhead and a log burner set within an impressive chimney breast, making it an ideal room for winter evenings and quieter moments away from the busier heart of the house.

That heart is undoubtedly the kitchen and dining space. The kitchen itself is a room full of character and colour, fitted with shaker-style units and stone-effect worktops arranged around a curved central island, with a range cooker sitting beneath oak beams and bold yellow walls bringing warmth and energy to the room. It is a

space that feels sociable and lived-in, somewhere people will naturally gather. Alongside, the dining room has been transformed from an older conservatory into a more substantial, fully roofed room, glazed along its length to make the most of the outlook and with French doors opening onto the patio. It is easy to imagine long family suppers here, celebrations spilling outside in summer, or simply a morning coffee with the hills laid out beyond the glass. A WC and utility area serve this part of the house, while practical improvements such as new flooring and a water filtration system have quietly brought the house further up to date.

Further along the house, the sitting room adds yet another layer of character, with dark beams overhead and a second log burner set against a striking exposed stone wall that speaks to the age and solidity of the original building. Beyond this, the layout becomes especially appealing for larger families or multi-generational households, with a study and then a sun room, currently used as a yoga studio, opening through bi-fold doors onto the patio. Together with the drawing room and sitting room, these extra spaces give the house a flexibility that is hard to overstate. Whether you need room for children to spread out, a peaceful home-working set-up, a playroom, hobby room or a quieter space for an older relative, the layout gives you options without ever feeling disjointed.

Upstairs, the bedroom accommodation continues that sense of space. The principal bedroom sits at one end of the house, tucked away from the others to create a more private retreat, complete with vaulted beams, its own en suite shower room and a feel that is both characterful and calm. The remaining four bedrooms are arranged across the rest of the first floor, one also with en suite facilities and the others served by the family bathroom. Several enjoy those far-reaching rural

views, making the setting just as much a part of everyday life upstairs as it is below. With five bedrooms and three bath / shower rooms, the house has the scale and versatility to suit a wide range of buyers, from growing families to those wanting space for visiting children and grandchildren, or households looking to accommodate more than one generation under one roof.

Outside, the grounds are every bit as inviting as the house itself. Extending to just under an acre, they wrap around the property with lawns, mature trees, stocked beds and a new vegetable garden, creating a setting that feels established without being overly formal. There are several places to sit and enjoy the surroundings, from gravelled seating areas that catch the sun at different points in the day to the patio positioned to make the most of the spectacular valley views towards the Clywedog. It is a garden that invites both activity and stillness, whether that means children playing on the lawn, summer lunches outside, or simply a quiet evening taking in the outlook.

The outbuildings add another layer of appeal and opportunity. Partly converted to provide a gym, with workshop and storage space alongside, they offer excellent flexibility for anyone needing room for hobbies, projects or future adaptation, subject to any necessary consents. In addition, a separate garden office creates a dedicated work-from-home space that feels properly separate from the house while still enjoying the same exceptional setting. Gravelled parking areas complete the picture and ensure the practicalities are as well considered as the lifestyle.

Lower Tynfron is a home with real presence: a traditional Welsh longhouse full of character, colour and warmth, set in a beautiful rural



position with views that are hard to forget. It offers the charm and substance of an older house, the flexibility that modern family life demands, and the sort of setting that so many buyers hope to find. Offered with no onward chain, it is a special opportunity to secure a much-loved country home in an outstanding location.

The Location

Lower Tynfrol is situated just outside the hamlet of Old Hall, a scattered rural community nestled into the hillside in the heart of mid-Wales, just a short drive from the market town of Llanidloes. It is the kind of place where the lanes are quiet, the neighbours are few and the landscape does the talking, with open hill, forestry and farmland stretching out in every direction.

The nearby town of Llanidloes, approximately three miles away, provides everything needed for day-to-day life and a great deal more besides. Rich in history, it is home to the iconic Market Hall, the oldest timber-framed market hall still in situ in Wales, and retains the kind of independent, community-spirited character that is increasingly rare in small Welsh market towns. Residents will find a dentist, medical centre, cottage hospital, primary school and secondary school with both Welsh and English language streams, alongside a butcher, fishmonger, bakery, greengrocer, independent bookshop, artisanal boutiques, pubs, cafes and takeaways.

The town has a lively social calendar, with the annual Llanidloes Carnival each July a particular highlight. For those drawn to the outdoors, the surrounding area is exceptional. Llyn Clywedog, a 615-acre reservoir built on the headwaters of the River Severn, lies around four miles away, offering scenic walking and cycling routes as well as trout fishing through the local angling club. The Hafren Forest is around six miles distant, with waymarked trails leading to waterfalls and the source of the River Severn itself. Llanidloes also supports well-established cricket, football and rugby clubs, the latter playing host to the Heart of 7s, Wales' largest sports and music festival.

Heating

The property has oil fired central heating.

Services

We are informed the property has a private water supply with a newly installed filtration system

The property has a private drainage system

Tenure

We are informed the property is of freehold tenure.

Broadband

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

Council Tax

Powys County Council - Band G

Nearest Towns/Villages

Llanidloes - 4 Miles
 Staylitttle - 7 miles
 Llangurig - 8 Miles
 Newtown - 18 Miles
 Machynlleth - 19 Miles
 Aberystwyth - 27 Miles

What3Words

stones.rose.nests

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

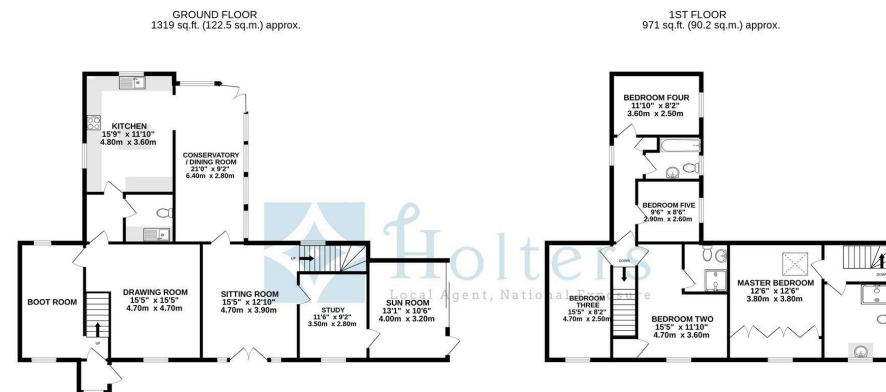
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

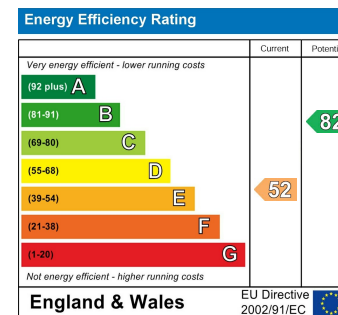
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide 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

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TOTAL FLOOR AREA : 2290 sq. ft. (212.7 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 misstatement. This plan is for illustrative purposes only and should not 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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