



A handsome country house

Brynglas Hall, Llanfair Caereinion, Welshpool, Powys, SY21 OBS

Freehold





Elevated position with wonderful views • Excellent range of outbuildings and workshops • Separate log cabin with wood burner (by separate negotiation) • A real lifestyle property • Potential to extend

Local information

Llanfair Caereinion provides a range of amenities including various shops, a butcher, bakers, public houses, doctors, dentist, a selection of hairdressers, a Bistro, library, garage, primary and secondary schools. Llanfair Caereinion is also home to the terminus of the Welshpool Light Railway, a popular attraction which runs along the Banwy valley. Further extensive amenities can be found in the market towns of Newtown & Welshpool, including supermarkets, golf course and leisure centre. With a network of footpaths, country lanes and bridleways throughout the area, the property is wonderfully positioned for hill walking and riding. Well regarded schools in the private and state sector include Welshpool High School, Oswestry School, The Marches School, Bellan House Preparatory, Moreton Hall, Shrewsbury School and Shrewsbury High School.

About this property

Brynglas Hall is a charming country house which has been updated by the current owners to provide an excellent balance of both formal and less formal rooms. The entrance hall has two archways and an elegant curved classically Georgian staircase rising to the first floor. The drawing room has a floor to ceiling bay sash window overlooking the front driveway,

along with a wood burning stove. Off the drawing room is the library, which could be used as a study. The kitchen breakfast has been recently updated to provide a beautiful contemporary, light room which opens into a sitting room. There is a three oven electric AGA and a large central island along with a good selection of units topped with a Quartz work surface. The formal dining room, may be accessed off the kitchen and has original beams and an inglenook brick fireplace with a wood burning stove. There is access to the utility room which has built in cupboards and a WC. On the first floor is a landing area with a long sash window allowing in plenty of natural light. The principal suite includes a bedroom with built in wardrobes, an en suite bathroom with roll top bath and a dressing area. There are a further four bedrooms, 3 of which are doubles, one with en suite shower room and one with a dressing area, which has the potential to be an en suite bathroom. There is also a family shower room.

Outside

Rhododendrons and mature trees flank the drive which gently rises up to the house. There is a gravel parking area in front of the house and a wider tarmac parking area to the side. There is a brick barn with a garage, laundry area with WC and log store. A large timber clad barn also



provides workshops further storage and a first floor with gym and sauna (available by separate negotiation) which, with the necessary planning, have potential for conversion. To the rear of the outbuildings the land has been excavated to provide a hard standing surface and further lean two's for workshop space and machine storage. There is also a lean two providing a large log store. There is a viewing area with a log cabin (available by separate negotiation), perfectly placed to absorb the wonderful views, which has a veranda and wood burning stove. The mature gardens and grounds of Brynglas Hall cover about 3 acres with aged Rhododendron trees which display an array of colour during the month of May. The gardens are mainly laid to lawn with mature beds and a copse.

Agents note- Please be advised that the extension only requires building regulations. It has been started and has passed the first phase with building regulations.

Directions:
From the town of Llanfair Caereinion follow the road around to the right. Turn left onto Watergate Street proceed upwards before turning right signposted Cefn Coch. Follow the road and take the first left turning (by Brynglas Lodge) after Parc Yr Onnen. Continue up the track, going over 2 cattle grids

before reaching Brynglas Hall.

Brochure prepared March 2020
Photographs taken March 2020

Services: Mains water & electric are connected. Private drainage. Oil fired central heating.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

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

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills or MMP have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Tenure

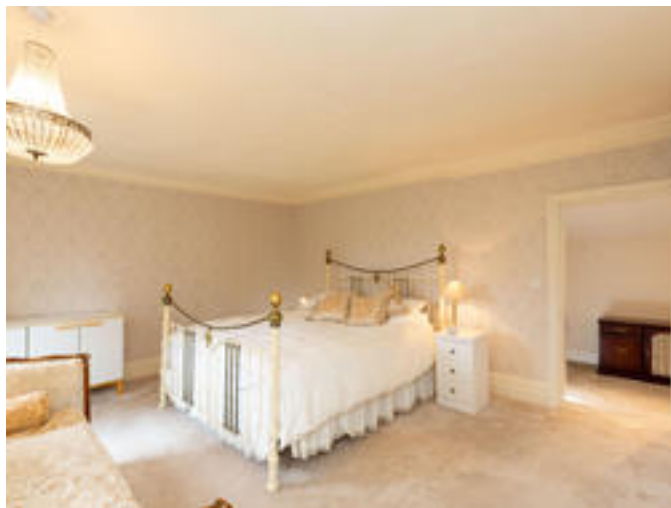
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Local Authority

Powys County Council- Band F

Viewing

Strictly by appointment with Savills or their joint agents.





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SY21 OBS**
Gross internal area (approx) 3125
Outbuildings 1500



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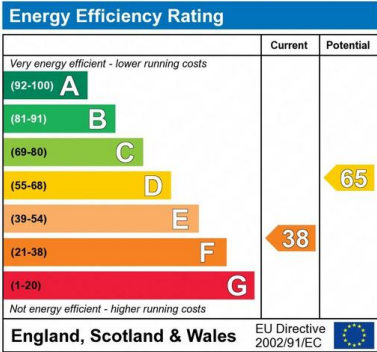
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Brynglas Hall

Gross Internal Area (approx)
House = 290.3 sq. m (3,125 sq. ft.)
Cellar = 40 sq. m (430 sq. ft.)
Outbuilding = 139.4 sq. m (1500 sq. ft.)
For identification only. Not to scale.
Plan by Cloudbase Photography.



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