



Brynodws  
Adfa | Newtown | Powys | SY16 3BZ

FINE & COUNTRY

BRYNODWS



Welcome to Brynodws. This charming old Welsh farmhouse offers a rare opportunity to enjoy a peaceful rural lifestyle, with quirky, characterful rooms, cosy proportions, modern comforts, and a wealth of outdoor space. Set within beautifully kept gardens and paddocks, the property combines traditional charm with practical living across well-designed indoor and outdoor spaces.

The ground floor begins with a welcoming boot room—added in 2009—leading into a spacious utility room with wooden worktops, a Belfast sink, and views over the orchard. From here, the home flows into a cosy snug with slate flooring, exposed beams, and a character stone fireplace, while the spacious lounge features a large wood burner and original ceiling beams, creating a warm and inviting atmosphere.

A central inner hallway connects the main living areas, with access to a stylish four-piece bathroom and a second staircase to the first floor. The kitchen, added in 2008, is a generous and sociable space with a central island, fitted units, and French doors leading into a bright conservatory. With triple-aspect windows and views across the garden, this is a perfect spot for relaxing or entertaining throughout the seasons.

Upstairs, the property offers four comfortable double bedrooms, accessed via two staircases. The master bedroom features dormer windows, built-in storage, and an en-suite shower room, while the additional bedrooms enjoy peaceful views over the orchard and surrounding countryside.

Outside, the property sits within extensive grounds including well-maintained lawns, a vegetable patch, a greenhouse, and access to an orchard and two fenced paddocks—ideal for those seeking a semi-rural lifestyle with room to grow and explore. A large patio provides a perfect space for outdoor dining and is accessible from both the conservatory and hallway.

A range of outbuildings adds further value, including a substantial car port with lighting, a large detached stone barn with original features, and a versatile outbuilding currently used as a gym, complete with solar panels and battery storage (note: no feed-in tariff).

In all, this is a beautifully presented and thoughtfully extended home that offers flexible living, period charm, and the rare combination of space, privacy, and lifestyle potential in a stunning countryside setting.

# KEY FEATURES

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## Step Inside

Ground Floor: Accessed from the front of the property, the boot room offers a practical yet charming entrance, added in 2009 to enhance everyday living. With traditional quarry-tiled flooring, space for coats and boots, and a stable door leading into the utility room, it's the perfect spot for muddy boots and wet coats after countryside walks. The utility room continues the character with original tiled flooring and features modern base units topped with wooden work surfaces. A Belfast sink adds a timeless touch, while dual windows provide a lovely view of the orchard. There's room for both a washing machine and tumble dryer, making it a functional yet welcoming space.

Flowing from here is the cosy snug, part of the original house, where slate flooring, exposed beams, and a stone fireplace create a warm and inviting atmosphere. Patio doors open to the front garden, allowing natural light to fill the room and connecting it seamlessly with the lounge. The lounge itself is a true heart of the home, complete with fitted carpets, original ceiling beams, and a striking stone fireplace with a slate hearth and large wood burner — ideal for quiet evenings by the fire. A staircase leads to the upper floor, while windows and doors draw in countryside views.

The inner hallway serves as a central point in the home, offering tiled flooring, a second staircase to the upper level and French doors to the front. Nearby, the ground floor bathroom features a fourpiece suite including a double shower, bath, WC, and pedestal basin, finished with tiled floors and a frosted window for privacy.

The kitchen, added in 2008, blends traditional design with modern convenience. Tiled floors, a central island, and a range of fitted units create a practical space for cooking and gathering. Large front-facing windows offer scenic views down the driveway toward the countryside, and French doors open to the conservatory. The conservatory, completed in 2011, provides a bright and tranquil space with windows on three sides and patio doors leading out. With tiled floors, electrical sockets, and ceiling fan lights, it's a perfect spot to relax and enjoy the surrounding views year-round.













### **First Floor**

A staircase from the inner hallway leads to a galleried landing, where a large front-facing window frames uninterrupted views of the surrounding countryside, setting a tranquil tone for the upper floor. The master bedroom is a cosy retreat, complete with fitted carpets, built-in storage, and twin dormer windows that draw in natural light and offer charming rural vistas. An en suite shower room adds comfort and convenience, featuring tiled flooring, a shower, WC, and basin, with a rear-facing window for added light and ventilation. Also accessed from the landing is the second double bedroom, a peaceful space with views over the orchard, soft carpeting, and a calm, cosy feel. From the lounge, the original staircase takes you to two further double bedrooms. The third bedroom enjoys a lovely outlook over the orchard and is finished with fitted carpets and a warm, restful ambience. The fourth bedroom benefits from dual-aspect views to both the front and side, creating a bright and welcoming space. Together, these rooms make the upstairs a comfortable and characterful haven, perfect for family or guests.













#### Gardens

The house sits in its own superb gardens with lawns to the side and rear as well as large patio area to the front which can be accessed from the sun room, or inner hallway. The gardens also boasts a vegetable patch, green house and access to the orchard and paddocks.

#### Car Port 17'1" x 45'3" (5.2m x 13.8m)

Adjacent to the main house is a substantial car port with covered parking for several vehicles. Off the front are solar lights for night time.

#### Stone Barn 14'8" (4.47) x 37'4" (11.38) (first half) 10' (3.06) x 15'5" (4.69) (second half)

Detached from the property is a large stone barn with concrete flooring, exposed stone walls and original ceiling beams and rafters. The first half of the barn has the original cow stalls and has three stable doors to the front. The separation between the two halves of the barn is a door and the second half also has a concrete floor and has steps up to a former hayloft/grain store with window at the end.

#### Outbuilding 37'9" x 51'5" (11.5m x 15.67m)

A further impressive outbuilding which has a concrete floor, power and lighting. The flexible building, which is currently used as a gym, has a pair of barn style doors at one end for easy access as well as several stable and pedestrian doors. This building has solar panels on the roof and houses the batteries for this. PLEASE NOTE - The solar panels DO NOT have a feed in tariff.



#### Acreage

The acreage at the property is enclosed within two fenced paddocks, as well as an orchard and open field to the garden. One field runs adjacent with the lane.



## Location

Nestled in the heart of the beautiful Mid Wales countryside, Adfa is a peaceful rural village located approximately 10 miles west of Newtown, Powys. Surrounded by rolling hills, open farmland, and unspoilt natural landscapes, the area offers a tranquil setting ideal for those seeking a quieter pace of life while still being within easy reach of local amenities.

Newtown, the nearest market town, provides a full range of services including supermarkets, independent shops, cafes, schools, healthcare facilities, and a railway station with direct links to Shrewsbury and beyond. The town is well known for its community spirit, riverside walks along the River Severn, and a variety of leisure and cultural activities.

Adfa itself is a small, close-knit community with a strong sense of rural charm. The surrounding area is perfect for outdoor enthusiasts, offering excellent walking, cycling, and riding opportunities, as well as access to scenic routes through the Cambrian Mountains and nearby Hafren Forest. The stunning coastlines of Cardigan Bay are also within reach for day trips.

Whether you're looking for a family home in the countryside or a peaceful retreat with access to essential services, Adfa offers the best of both worlds—serenity, space, and a genuine connection to the Welsh landscape, with the convenience of Newtown just a short drive away.











# INFORMATION

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Please note a covenant will be imposed on the majority of the land and the farm buildings to restrict any new development on the land, or conversion of the buildings, for a period of sixty years from 2026 without paying the County Council 50% of the increased value. This covenant would not apply to any future extension to the dwelling house, or any specified use of the farm buildings, e.g. as a workshop in connection with the Buyer's business, which is requested by the buyer at the time of purchase. The use of the buildings for agriculture or domestic purposes will not trigger the overage clause.

Please also be advised there is a public right of way across part of the land, however this has not been exercised in the last 19 years of our client's ownership.

Services: Mains electricity and water. Private drainage.

Heating: Oil fired central heating.

Tenure: Freehold.

Council Tax: Band E.

Broadband: Please refer to [openreach.com](http://openreach.com) for fibre availability.

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

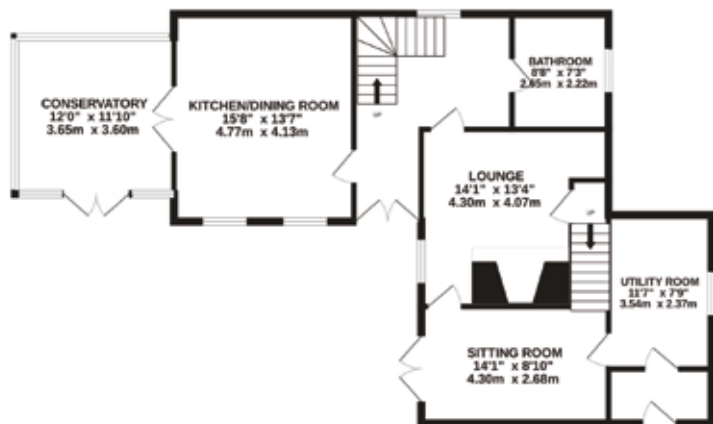
Directions: Using the app What 3 Words, type in: outwit.resist.windmills

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.

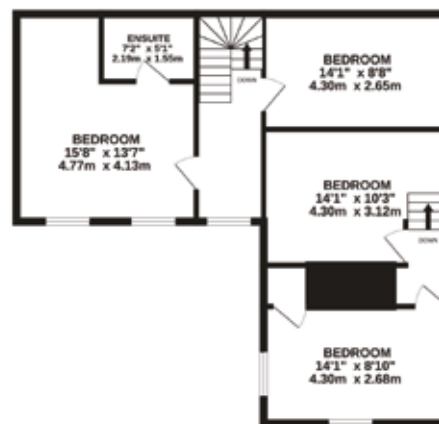
Money Laundering Regulations: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

*OIRO* £625,000

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.

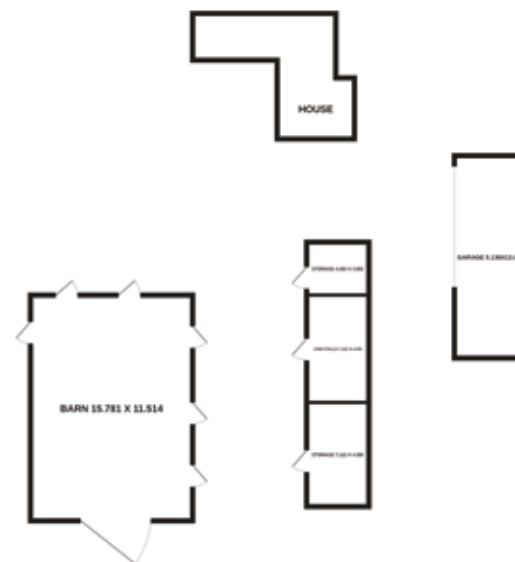


TOTAL FLOOR AREA : 1666 sq.ft. (154.7 sq.m.) approx.

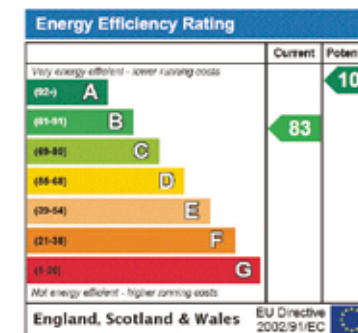
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
1051 sq.ft. (97.7 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (186.1 sq.m.) approx.





# 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.

*We value the little things  
that make a home*



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