



Hendre
Cwm Cewydd | Machynlleth | Gwynedd | SY20 9EE

HENDRE





KEY FEATURES

Introducing Hendre—a beautiful, detached traditional farmhouse set within approximately 24 acres of private grounds in the peaceful hamlet of Cwm Cewydd. Surrounded by rolling countryside, this charming property offers an appealing blend of period character and modern comfort, creating a warm and welcoming home with excellent versatility. Inside, the accommodation is generous and thoughtfully arranged. An inviting entrance porch leads into the snug/dining room, complete with exposed beams and a cosy atmosphere. The country-style kitchen provides ample workspace and offers practical convenience for everyday living. A spacious living room with a traditional fireplace enjoys lovely views across the grounds. The ground floor also features a games room/home office ideal for anyone working from home. Upstairs, five additional bedrooms provide flexible space for family, guests, or home offices, and they are served by two well-proportioned bathrooms.

Externally, Hendre is surrounded by its own extensive and varied landscape, consisting of around 24 acres of woodland and pastureland, perfect for keeping animals, exploring nature, or simply enjoying the peaceful surroundings. A range of traditional barns and outbuildings offers excellent storage or workshop space and presents exciting potential for stables, hobby rooms, or conversion subject to the necessary consents. In addition, an annexe-style outbuilding provides a valuable opportunity for multigenerational living or income generation through holiday letting or long-term rental.

Despite its secluded and tranquil setting, Hendre remains within easy reach of local towns and the beautiful Welsh coastline, making it an excellent base for both everyday living and leisure. Already a spacious yet cosy home, it offers an idyllic rural lifestyle with the freedom to utilise the land as you wish, while also holding great potential for future development. With its traditional charm, versatility, and breathtaking setting, Hendre is truly a property worth serious consideration.





STEP INSIDE

Ground Floor: The property is approached via an inviting entrance porch laid with slate-flagged flooring, featuring a sturdy front door and side windows set on deep slate sills that frame pleasant views over the gardens. This welcoming space leads through an inner door into the generous open-plan snug/dining room. Light pours into this room from front, rear, and side windows, all capturing attractive countryside vistas. Character features include exposed ceiling timbers, two radiators, and a substantial inglenook fireplace with slate hearth, exposed stonework, and an impressive oak lintel. A staircase rises from this area to the first floor, enhancing the room's sense of charm and flow.

The kitchen enjoys a front-facing window with views across the gardens and continues the home's traditional feel with exposed ceiling timbers and slate-flagged flooring. Practical yet stylish, it offers a range of wall and base units topped with solid wooden worktops, a Rangemaster Toledo range oven, ceiling spotlights, a radiator, a sink with mixer tap, and an integrated dishwasher. Adjacent lies the dining room—a warm and inviting space with a radiator, ceiling lighting, recessed shelving, and a characterful feature fireplace showcasing exposed stonework, a wooden mantle, and a slate hearth.

There is a small lobby off the kitchen a radiator, some shelving and space for a fridge freezer. From this kitchen lobby, two doors lead off: one to the WC and one to the utility room. The WC features an opaque window, a basin, a radiator and a slate floor. The utility room includes the back door, space for a tumble dryer, space for a washing machine and additional shelving for storage. Also on the ground floor is a games room/home office ideal for anyone working from home and a spacious living room with a traditional fireplace and lovely views across the grounds





SELLER INSIGHT

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We have lived in Hendre for over a decade, and have loved our time here. This is a very special location, and a very unique home. Although just 5 minutes from an A road, it feels like a secret hideaway, nestled in a tiny valley, surrounded by native forest. We came for a viewing, strolled into Hendre's bluebell wood and fell in love!

Your nearest neighbour is a quarter mile away, but close enough if you need a helping hand! Local people have farmed this landscape for generations, and acres of grazing land blend seamlessly into a natural landscape of hills, forests, rivers and waterfalls. Despite it's romantic, tucked-away seclusion, Hendre has superfast and reliable internet, and we have both worked from home at various times over the years.

Community activities run year-round for all kinds of ages and interests. If you are into history and mythology, this is the land of Druids and the Mawddwy Bandits. The rare remains of a second World War plane are hidden in the hillside opposite. The National Library of Wales, the Museum of Modern Art Machynlleth and Gareth Ward's double Michelin starred restaurant, Ynys Hir are within easy reach.

Throughout childhood our kids have enjoyed building treehouses and paddling in the river. In wetter weather the barns have been ideal, set up with pc gaming and table tennis. We have accommodated multiple families at once, spread out over the house and two barns, with bell tents in the meadow coping with any overspill.

Jon is keen runner and there are so many routes right on the doorstep. Hill walking, horse riding and mountain biking are all here. Badgers, otters, pine martens and owls are regularly sighted, and we have red kites and buzzards nesting either side of the house.

On moving here, our children were warmly welcomed into the fantastic primary school a few minutes away in Dinas Mawddwy, where teaching and support staff create a nurturing, child-centred space. High schools in Machynlleth, Dolgellau, Tywyn and Aberystwyth are all within reach, offering a range of academic specialisms, all served by local buses. The excellent local GP's have a brand-new, state of the art well-being centre.

Machynlleth and Dolgellau are our nearest towns - both hold renowned annual music and comedy festivals. Vibrant Machynlleth (ancient capital of Wales, and seat of Owain Glyndwr) has a relaxed vibe with independent shops and a market that has been running since 1291. Dolgellau is similarly steeped in history with abandoned gold mines towered over by the majestic Cadair Idris mountain.

Hendre is registered as a small-holding, and we have raised rare-breed sheep, goats and pigs over the years. A 'hendre' is a winter farmhouse, and the builder of this particular home certainly knew how to tuck the house into a sheltered spot with extraordinary views. And once you turn off the road into the lane, the silence is blissful.

Sadly, it is now time to pass Hendre on to it's new custodians. Our children have moved out, and it's time to down-size. Our youngest son has moved to specialist school provision in North Wales, so we need to be closer to his community.

What will we miss? Oh, how to choose? Feasting on blueberries, blackcurrants and raspberries, straight from the plant. Gathering autumn sloes and crabapples for gin and jellies. Sipping sweet birch sap, tapped from our own trees in the forest. Relaxing in the hot tub, gazing into the dark skies studded with countless glittering stars. The blanket of snow on our hills that makes winter a sledging wonderland. The intense acid green of fresh leaf buds and the symphony of bird song that heralds the sudden, miraculous switch to Spring. Lilac wisteria, white jasmine and red ivy wreath the house in colour, every season bringing new joy. A haven of peace and comfort, with it's waterfall and woodland, Hendre is simply enchanting.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor: Upstairs, the first-floor landing creates an immediate sense of space and character, illuminated by a side window with restful views over the gardens. Exposed ceiling timbers and a slate shelf add rustic charm, while ceiling lighting, a radiator, and an airing cupboard provide practicality and warmth.

The master bedroom is a generous and beautifully light room, boasting three front-facing windows that frame expansive views over the gardens, surrounding grounds, and the picturesque Cwm Cewydd Valley. An additional side window enhances the sense of openness. The room features ceiling lighting, a character fireplace with slate hearth and wooden mantle, and a walk-in wardrobe offering ample storage. The ensuite bathroom is well-appointed with a large tiled shower cubicle housing a power shower, a W.C., pedestal wash basin, and a heated towel rail.

Bedroom two enjoys both rear and side windows, offering peaceful garden outlooks, and is fitted with shelving and a radiator. Bedroom three is rich in character, with a front window capturing far-reaching valley views, exposed timbers, shelving, a radiator, and an attractive stone fireplace complete with slate hearth and wooden mantle. Bedroom four benefits from a rear-facing window and radiator, and features a charming door inset with etched glass depicting the property itself. Bedroom five includes a front window, radiator, and exposed timbers, making it another warm and inviting space.



Completing the first floor is the family bathroom, fitted with a rear window, radiator, tiled flooring, pedestal basin, W.C., and a bath with tiled splashbacks—providing a practical and comfortable space for family use.











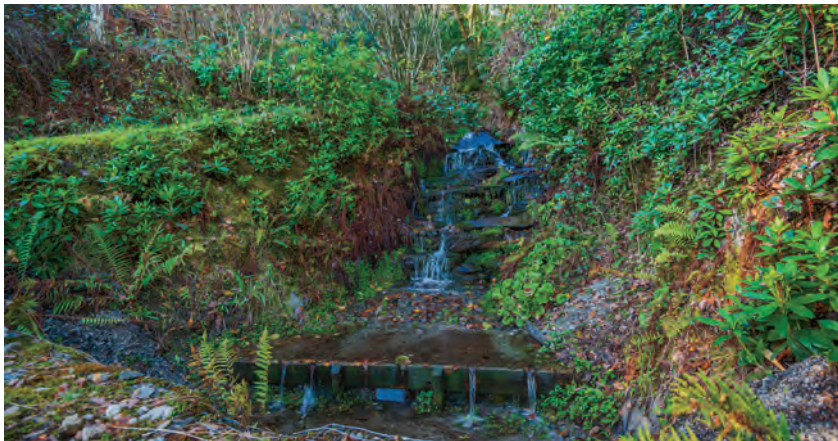
STEP OUTSIDE

Gardens and Grounds: In total, the grounds extend to approximately 24 acres, comprising a picturesque blend of woodland and open pastureland. There is a beautiful wildlife pond on the grounds which attracts a range of wildlife including otters, herons, pine martens and birds of prey. The river Cewydd also runs along the bottom edge of the boundary and is accessible from every field on the lower side of the road. The immediate gardens envelop the house and include attractive patio pathways, a stunning natural waterfall, space for a hot tub, and an alfresco dining area, ideal for outdoor entertaining. A generous level lawn incorporates raised beds along with ample room for a shed or greenhouse, making it a perfect setting for enthusiastic gardeners.

Beyond the formal gardens, the surrounding land offers a harmonious mix of grazing fields and natural woodland. The pasture areas present an excellent opportunity for those wishing to keep small livestock or a couple of horses, providing both space and versatility.

The property is approached via a quiet country lane, leading onto a private driveway with abundant parking and turning space. This driveway also provides convenient access to the main house and the various outbuildings, ensuring both practicality and privacy.

Outbuildings: In addition to the potential annexe, the property includes a substantial two-storey barn offering extensive storage space—ideal for vehicles, animal feed, outdoor equipment, or general household requirements. The barn presents exciting further potential for conversion, whether for indoor animal housing, use as a workshop, or even the creation of additional living accommodation, subject to the necessary planning permissions and consents.



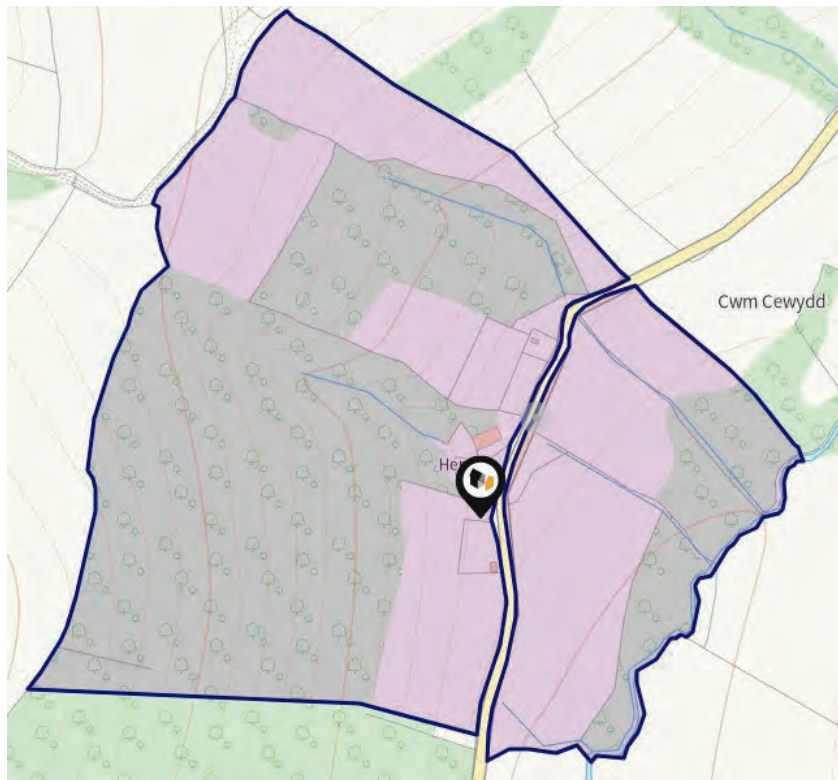
Potential Annexe: To the side of the house is an outbuilding that has been converted into a versatile, usable space—ideal as a home office, gym, or games room. It features a wood-burning stove, and a spiral staircase leads up to a mezzanine level. With the appropriate consents, it could also be transformed into an annexe for multi-generational living or used as a holiday let to generate additional income.





LOCATION

A real feature of this property is its location, being secluded but not remote. The house stands in an elevated position being accessed via a private drive, all situated about 1.5 miles east of the village of Mallwyd which has a public house, petrol station, convenience store, post office and café. The larger towns of Dolgellau, Machynlleth and Welshpool are about 12 miles, 13 miles and 26 miles away respectively with each town providing a more comprehensive range of amenities. The seaside towns of Barmouth and Aberdovey are about 22 miles and 23 miles to the west.



INFORMATION



Agent's Note: Please note that a footpath does cross the boundary of the land. The vendors have advised that it is very rarely used.

Services: Mains electricity. Private water and drainage.

Heating: Oil fired central heating.

Broadband: Please refer to openreach.com for fibre availability.

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

Tenure: Freehold.

Council Tax: Band G.

Directions: Using the app What Three Words type in: [tuned.exulted.husky](https://www.what3words.com/)

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 £12 (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.

Offers over £700,000



Cwm Cewydd, Machynlleth, SY20

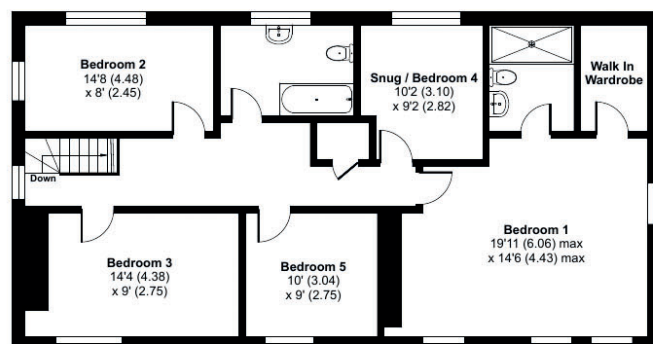
Approximate Area = 2233 sq ft / 207.4 sq m

Outbuildings = 1643 sq ft / 152.6 sq m

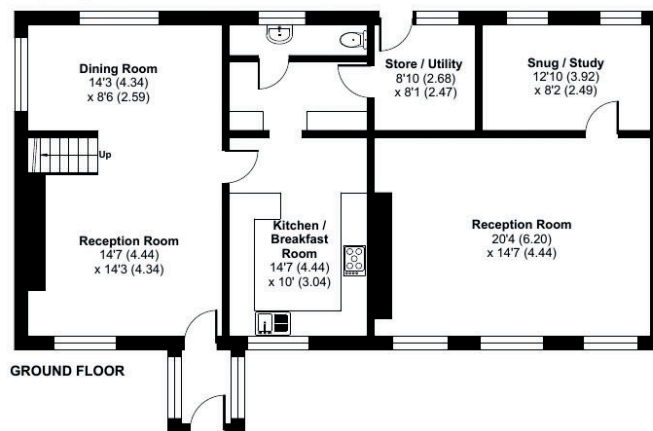
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 3922 sq ft / 364.3 sq m

For identification only - Not to scale

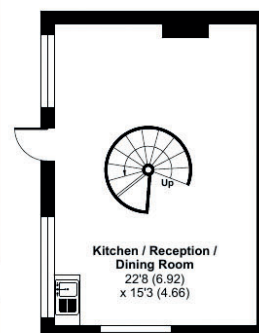


FIRST FLOOR



GROUND FLOOR

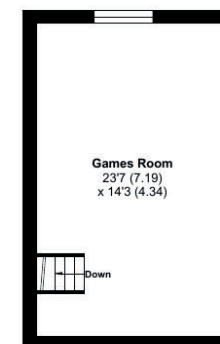
Denotes restricted head height



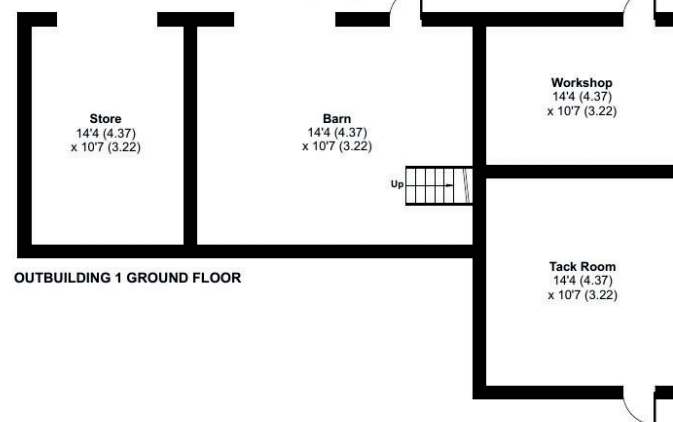
OUTBUILDING 2
GROUND FLOOR



OUTBUILDING 2
FIRST FLOOR



OUTBUILDING 1 FIRST FLOOR



OUTBUILDING 1 GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for McCartneys. REF: 1374685



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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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