

Llanerchydol Hall

Llanerchydol | Welshpool | Powys | SY21 9PQ

Balfours
PROPERTY PROFESSIONALS









Llanerchyol Hall

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Welshpool 1.5 miles, Montgomery 7 miles, Newtown 12 miles, Shrewsbury 18 miles (All distances are approximate).

Commanding the Montgomeryshire Hills with Timeless Elegance: A Castellated Grade II* Listed Masterpiece Awaiting a New Custodian to Complete the Restoration of its Historic Splendour.

Key Features

- Set within Renowned Grade II* Repton inspired Parkland
- Unique Japanese Water Garden
- Established Boutique Accommodation Revenue
- Development Potential for Outbuildings
- Majestic Hillside Position
- West Wing (Restored): Comprises 7,529 Square Feet
- East Wing (Awaiting Restoration): Offers 6,445 Square Feet of Grand Potential, including the Formal Reception Rooms and the Remaining 7 Bedrooms.
- Private Mile-Long Drive
- Freehold
- 11.63 Acres

A masterpiece of Gothic Revival architecture commanding an elevated position overlooking the Montgomeryshire and Shropshire Hills, Llanerchydol Hall is a Grade II* listed mansion representing the absolute pinnacle of 18th and 19th-century design.

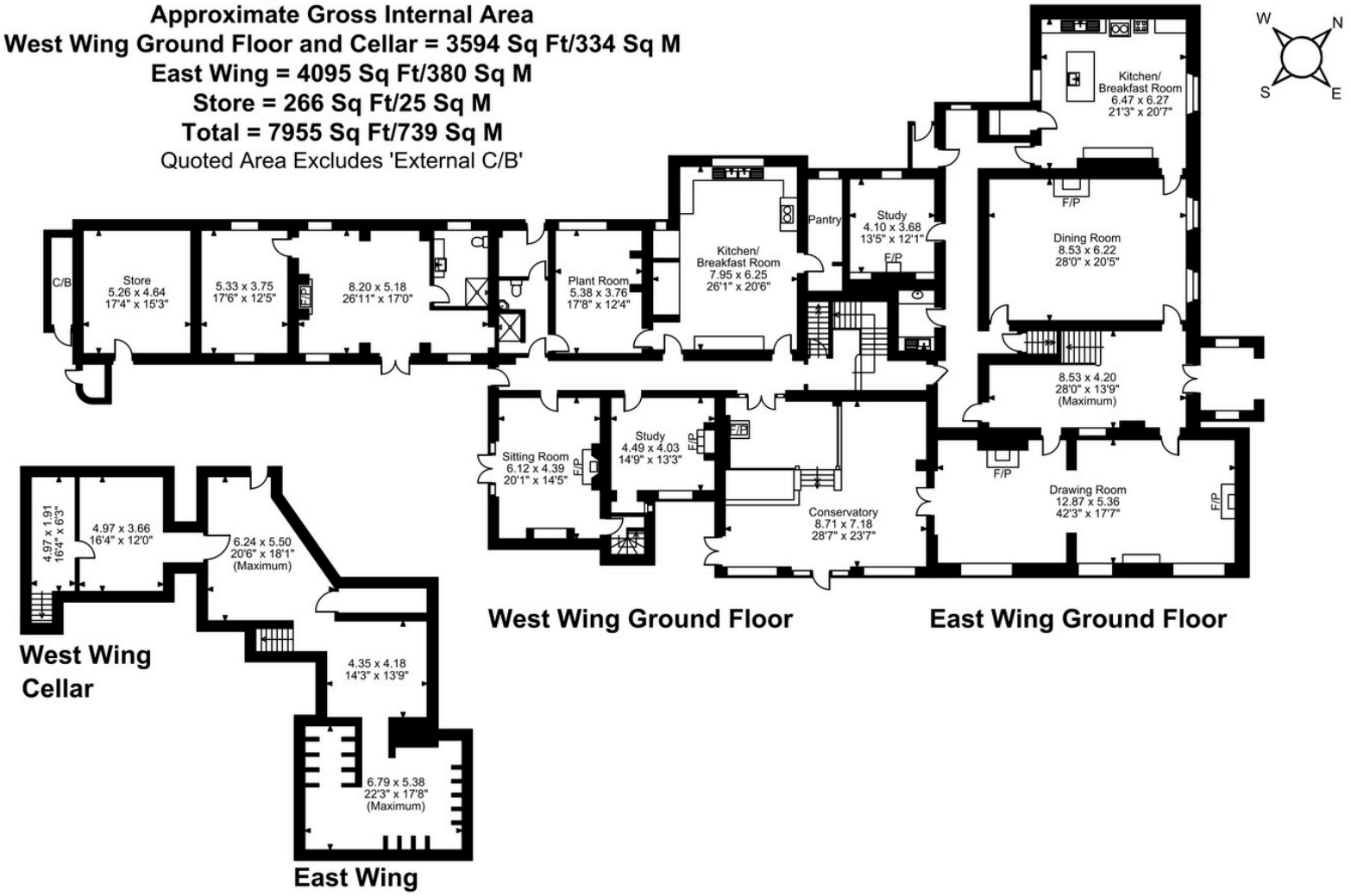
Set within 12 acres of private grounds and nestled in the heart of 60 acres of historic parkland, this estate offers a rare and distinguished opportunity to acquire a true icon of Welsh heritage; one of 3 architectural gems of the locality with Powis Castle, Vaenor Park, completing the trinity.

The Hall is currently undergoing a transformative period of restoration, a labour of love dedicated to bringing its ornate castellated stonework, sweeping cantilevered staircases, and intricate original details back to their former glory. This sympathetic revival ensures the estate's historic soul remains intact while preparing the structure to embrace a new chapter of modern luxury and purpose.

Beyond the main residence, the grounds unfold in a tapestry of formal gardens and ancient woodland, providing an atmosphere of absolute seclusion and timeless elegance.

Llanerchydol Hall, Welshpool

Approximate Gross Internal Area
West Wing Ground Floor and Cellar = 3594 Sq Ft/334 Sq M
East Wing = 4095 Sq Ft/380 Sq M
Store = 266 Sq Ft/25 Sq M
Total = 7955 Sq Ft/739 Sq M
Quoted Area Excludes 'External C/B'



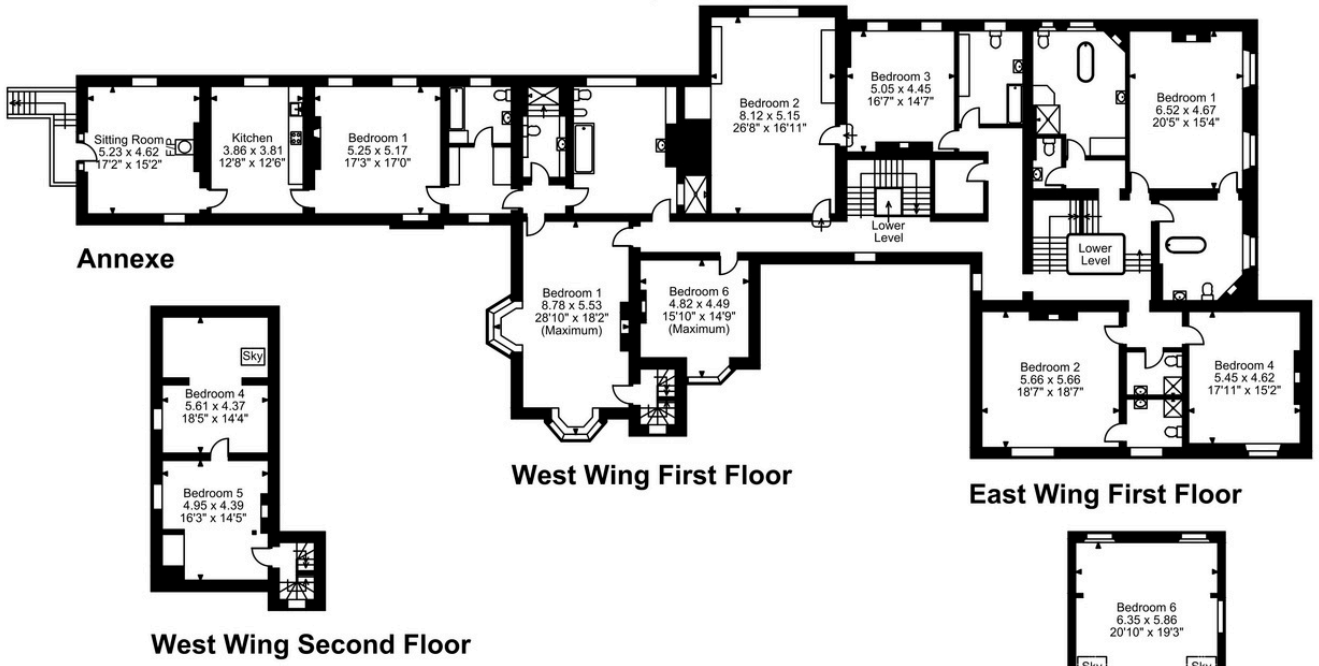
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The position & size of doors, windows, appliances and other features are approximate only.

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Llanerchydol Hall, Welshpool

Approximate Gross Internal Area
West Wing Upper Floor = 3105 Sq Ft/288 Sq M
East Wing Upper Floor = 3341 Sq Ft/310 Sq M
Annexe = 992 Sq Ft/92 Sq M
Balcony external area = 33 Sq Ft/3 Sq M
Total = 7438 Sq Ft/690 Sq M

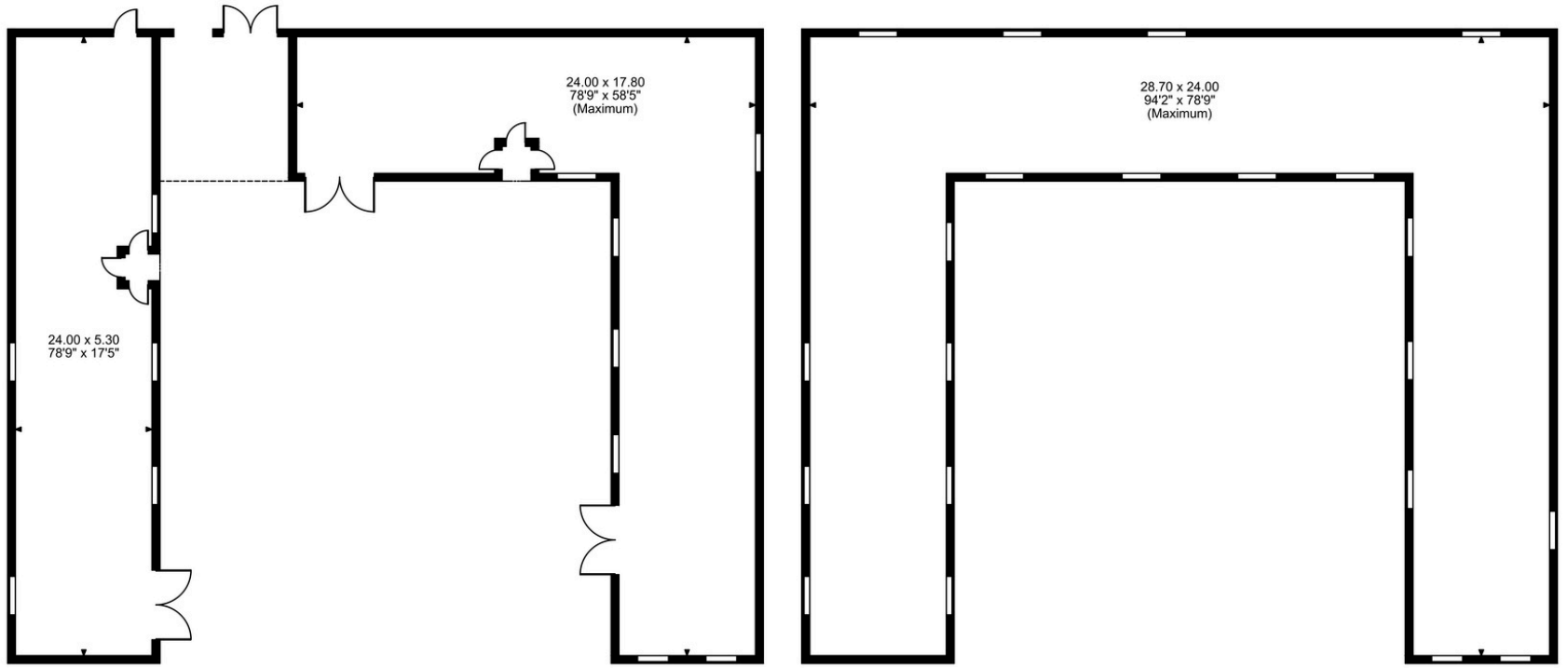


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Llanerchydol Hall, Welshpool
Approximate Gross Internal Area
7173 Sq Ft/666 Sq M



Outbuilding Ground Floor

Outbuilding First Floor

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Despite its atmosphere of absolute seclusion, the estate is situated just 1.5 miles from the historic market town of Welshpool, accessed via a private mile-long drive, providing effortless access to shops, restaurants, and the renowned Powis Castle and Gardens.

The location is a gateway to the Welsh outdoors, with the iconic Glyndŵr's Way national trail winding through the local landscape. (Public right of way for the footpath runs to the rear of the property).

For those travelling from further afield, the estate remains remarkably accessible, sitting within easy reach of the English border and well-connected to the Midlands and beyond, making it as practical as it is picturesque.







While the West Wing has benefited from a comprehensive program of investment and detailed restoration, the East Wing remains the estate's grandest "blank canvas." It presents a rare opportunity for a visionary custodian to complete the restoration of the mansion's most prestigious formal rooms.

Here, one finds the stately Dining Room-complete with rare, historic listed wallpaper-and the magnificent double Drawing Room—noted for its central dividing arch and octagonal pilasters—waiting to be returned to their position as the heart of the home.

The East Wing also features a newly installed bespoke Neptune kitchen with 3m Lacanche cooker.















In contrast, the West Wing has been reimagined as a refined modern retreat that balances heritage with high-end comfort. The social heart of this wing is a spacious, beautifully decorated living and dining area featuring a warming wood-burner and a bespoke Neptune "Suffolk" kitchen. This culinary space artfully integrates modern induction technology with a fine Victorian Coalbrookdale Range, preserving the home's functional history.

Throughout the Hall, architectural curiosities abound, from gold-leaf ceiling details and a unique Romanesque fireplace to the legendary Japanese Garden commissioned in 1920 for the estate's former owner, Hugh Verdon.







The accommodation is further enhanced by several themed boutique suites that tell the story of the Hall's past. The ground-floor India Suite reflects the Pugh family's tea-trade fortune with carved furnishings and a walk-in rainfall shower, while the first-floor Egypt Suite-named by Angela Verdon-offers a serene escape with panoramic views of the rolling parkland and lily pond.

Additionally, a self-contained luxury apartment serves as a masterclass in sympathetic restoration. Offering an expansive yet intimate retreat with vaulted ceilings, a marble-clad ensuite, and underfloor heating, it provides a perfect fusion of 18th-century grandeur and 21st-century luxury. Importantly, this established accommodation offers a turnkey revenue stream, providing immediate income for a new owner.







The potential for further development is vast, primarily on the historic stables and clock tower. Extant planning permission was granted in 2023, for the conversion of the stables and ancillary buildings into 12 accommodation units and a 30 seater restaurant with car park. Though currently derelict, these separate outbuildings represent an exciting opportunity for conversion. Planning concepts have previously explored transforming the estate into a wellness retreat, perfectly complementing the estate's existing hospitality offerings. These structures are framed by the Grade II* listed grounds, a horticultural work of art featuring a Japanese Water Garden, a formal parterre, and a charming three-bay Victorian Orangery. The estate's arboretum is equally significant, showcasing rare specimen trees including majestic Sequoias, Cedars, and the prehistoric Dawn Redwood.

Whether envisioned as a prestigious private family estate, an exclusive wellness retreat, or a premier wedding and event venue, Llanerchydol Hall offers the rare flexibility to serve as both a palatial residence and potential as a high-yield investment. It stands as a timeless icon of the Welsh Marches, waiting for the next custodian to complete its storied restoration and define its future.



Please Note: (Information is correct as of 5th May 2026 legal proceedings and planning statuses are subject to change).

Active Regularisation: The vendors are currently in the process of regularising all building applications with Powys County Council. This proactive work aims to formalise renovations carried out during the current ownership and provide a clear path to compliance for the next custodian.

Formal legal process: The current custodians are seeking a dialogue with Powys County Council Planning to address Planning Enforcements in place. The aim of this is to ensure the Hall's restoration meets heritage standards.

Purchaser Responsibility: In accordance with Welsh law, any active planning notices attach to the property. A new owner will step into the current management of these notices, benefiting from the regularisation work already started (the aim however is to provide regularisation certification/s prior to sale).

Financing & Insurance: As the Hall is a "work in progress" with active council dialogue, traditional mortgage financing and indemnity insurance may be restricted whilst regularisation is ongoing.

Due Diligence: A comprehensive sellers pack is available upon request including the latest regularisation filings and court documentation, it is advisable to seek advice from a solicitor specialising in 'contentious planning'.

General

Services: The property is connected to mains water, drainage and electricity. The restored West Wing apartment features modern oil underfloor heating and a wood-burning stove in the lounge. The Hall also contains period features such as open fireplaces and Victorian-style radiators.

Council Tax: Band G. The hall is currently two separate 'apartments' (East Wing forms one apartment, West Wing forms another apartment). Each of these are rated as Band H. Permission is being sought from the council to revert the 2 apartments back into one house.

Local Authority: Powys County Council

Flood Risk: Rivers and Sea and Surface Water - Very Low Risk

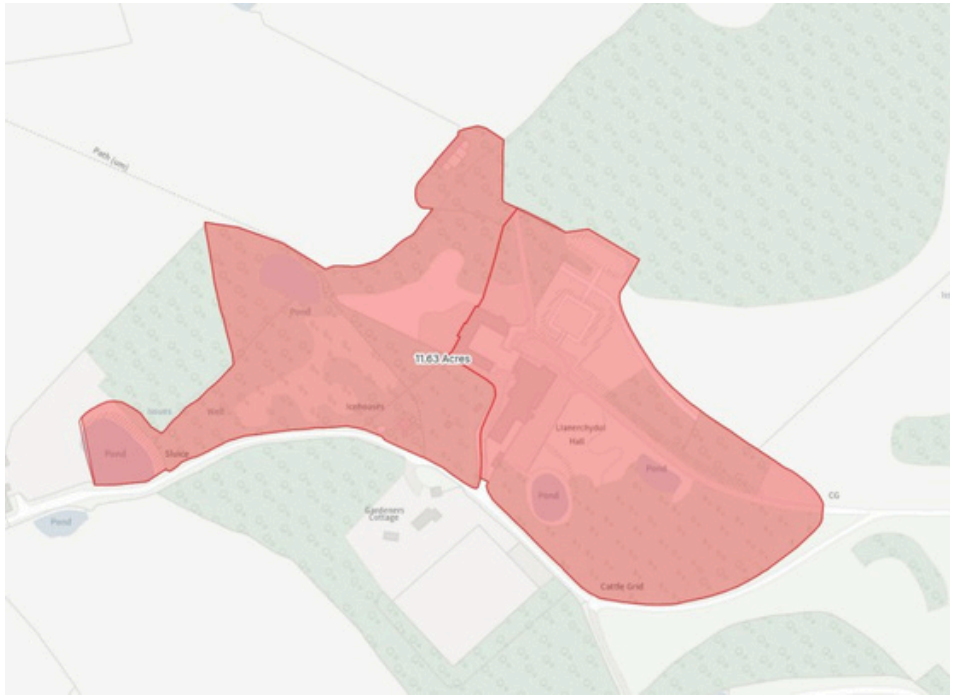
Broadband Speed: Research indicates Fast Full Fibre Broadband is available at the property. Current connection is via Starlink. Please conduct your own research to ensure the speeds meet your requirements.

Mobile Signal: EE ✓ three ✓ O2 ✓ Vodafone ✓

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: 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.

Please Note: Glyndrws Way, runs through the rear of the property, past the ice house, between the Stables and the pond to the rear.



Directions: From Shrewsbury, follow the A458 to bypass Welshpool. At the Coed Y Dinas roundabout, take the 3rd exit (A458) toward Dolgellau. At the next roundabout (by the Raven Inn), take the 3rd exit (A490) and immediately turn left onto the private drive. Proceed through the parkland directly to the front of the Hall.

what3words: ///probable.sliding.initiates

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