

MORRIS MARSHALL POOLE

Park

Tylwch, Llanidloes, Powys, SY18 6QT

Guide Price: £550,000

Park Tylwch is a captivating Four Bedroom Cottage steeped in history originally part of an estate linked to the University College of Oxford dating back to the 15th century, blending its rich past with modern features such as a pellet burner and wood burners. It offers stunning views of the Montgomeryshire landscape, located just 5 miles from the market town of Llanidloes with its primary and high school, small array of shops and cafes, tourist attractions such as Clywedog Reservoir and Hafren Forest and 10 miles from Rhayader which is the gateway to the Elan Valley dams and reservoirs. This is a home where heritage meets contemporary comfort. The property occupies a garden plot extending to approximately 1.3 acres.

The owners have provided a full historic summary of the property which is available at request but briefly Park Farm began as a late 16th century timber frame farmhouse within a large estate granted to University College of Oxford. Over time the property was divided into several farms which was successful with local families. After the estate was sold in 1920 Park Farm passed through various private owners and retained its historical association with the past.

The accommodation comprises:

Ground Floor

Rear Entrance Porch entrance door, washbasin with cupboard under

Cloakroom with WC and pellet burner which runs the central heating and hot water

Kitchen with bespoke kitchen with ash fronted units comprising base and drawer units, woodblock worktop surface, larger unit, NEFF oven with 4 ring hob, Belfast sink, beamed ceilings, integrated dishwasher and washing machine, exposed wall & ceiling beams, open through to

Dining Room with oak flooring, staircase to first floor, inglenook with ESSE woodburning stove, old bread oven, oak mantle beam

Front entrance door

Lounge with beamed divide, stone fireplace with woodburning stove, double glazed doors through to

Conservatory stone base with UPVC double glazed windows, French doors to garden, tiled floor, picture windows to views over the garden and surrounding Welsh countryside.

First Floor

Landing with split staircase with built-in cupboard, velux window.

Bathroom with WC, washbasin, roll top bath, oak flooring.

Bedroom (4) with exposed beams and oak flooring.

Bedroom (3) with oak flooring, exposed beams, double built-in wardrobe.

Off the second landing

Bedroom (2) with airing cupboard and exposed wall and timber beams.

Bedroom (1) wood board floor, exposed wall beams, built-in wardrobe, velux window to view.

- Captivating Four Bedroom Cottage
- Blending its rich past with modern features such as a pellet burner and wood burners
- Stunning views of the Mid Wales landscape
- 5 miles Llanidloes, 10 miles Rhayader
- A home where heritage meets contemporary comfort
- Garden plot extending to approximately 1.3 acres
- Gravelled driveway, extensive lawn areas
- Small orchard and seating
- EPC - E (54) Exp 19.5.2036













OUTSIDE

The property occupies a garden plot extending to approximately 1.3 acres (0.524 hectares). Gravelled driveway, 3 Bay wood store, extensive lawn areas with flower and shrub borders, small orchard, coppice, 2 ponds, site of the former stone pig sty, timber barn/workshop, seating area enjoying the extensive views over the Mid Wales countryside.

SERVICES

Mains electricity, private water on the neighbouring farm land, private drainage. Pellet burner which runs the central heating and hot water.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX Band 'F ' (online enquiry).

TENURE

Freehold. Land Registry Title Number: WA674739. Right of way along the track to the property.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS

From our office in Great Oak Street proceed to the Old Market Hall turning left, take the third turning left signposted Tylwch before Hafren Furnishers. Proceed along this road to Tylwch for approximately 4 miles, before the river bridge take a concealed left turn and continue along this road for approximately 1 mile, taking the right turn over a river bridge and proceed up to the property which is located directly ahead on the right hand side.

What3words: remaining.earful.unable

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Ref: 2026/S AHT 05/26















FLOORPLAN

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Approximate Area = 2080 sq ft / 193.2 sq m
Outbuilding = 786 sq ft / 73 sq m
Total = 2866 sq ft / 266.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Morris Marshall & Poole. REF: 1457077

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