

MORRIS MARSHALL POOLE

High Bank

1 Dyfnant Terrace, Llanidloes, Powys, SY18 6HT

Guide Price: £295,000

High Bank is an attractive and characterful period property occupying a superb elevated position on the western edge of the historic market town of Llanidloes. Enjoying far-reaching views across the town, Severn Valley and surrounding Mid Wales countryside, the property offers well-proportioned accommodation arranged over three floors together with a range of useful outbuildings including a detached studio/home office, garage and utility room.

The property retains a wealth of character including boarded floors, bay windows and feature fireplaces, whilst the elevated setting provides a wonderful outlook from both the house and gardens.

Llanidloes is one of Mid Wales' most attractive market towns, situated on the upper reaches of the River Severn and surrounded by the beautiful Cambrian Mountains. The town offers a comprehensive range of amenities including supermarkets, independent retailers, cafés, public houses, schools, medical facilities and leisure amenities.

The area is particularly popular with outdoor enthusiasts, with excellent access to Hafren Forest, Glyndwrs Way, Llyn Clywedog Reservoir and some of the finest walking, cycling and fishing opportunities in Mid Wales.

Newtown is approximately 14 miles distant and provides a wider range of retail and commercial facilities, whilst Aberystwyth, approximately 32 miles away, offers university, hospital, cultural and coastal attractions.

The accommodation comprises:

Ground Floor

Covered Front Veranda

Entrance Hall Front entrance door, boarded floor, attractive circular feature window and staircase to the first floor.

Living Room with boarded floor, bay window enjoying delightful views over the town and surrounding countryside, open through to:

Dining Room with boarded floor, side bay window, attractive brick feature fireplace recess.

Kitchen which is fitted with a range of base, drawer and wall units with worktop surfaces incorporating sink unit, plumbing for washing machine, recess for cooker with extractor hood over, part tiled walls, understairs cupboard and UPVC rear entrance door.

First Floor

Spacious Landing providing potential study or work area, boarded floor and staircase to the second floor.

Bedroom (1) with built-in wardrobe, boarded floor and picture window enjoying superb views over Llanidloes and the surrounding countryside.

Bedroom (2) with boarded floor and built-in cupboard housing the gas-fired central heating boiler.

Bathroom comprising panelled bath with shower over and glazed shower screen, wash hand basin with cupboard beneath, WC, heated towel rail, airing cupboard and part tiled walls.

Second Floor

Landing / Study Area with boarded floor.

Bedroom (3) with vaulted ceiling, eaves storage and Velux roof window.

- Character 3 bedroom accommodation arranged over three floors
- Elevated position enjoying panoramic views across Llanidloes and the surrounding Mid Wales countryside
- Living room with bay window and open-plan dining room and kitchen
- Detached studio/home office, garage, utility room and outside WC
- Gardens, seating areas and private driveway
- Convenient location close to town amenities and within easy reach of Newtown and Aberystwyth
- EPC - D (60) Exp 22.11.2033













OUTSIDE

The property benefits from a right of way over the first section of the driveway leading to the private driveway owned by the property, with rights of way retained in favour of neighbouring properties.

Two private parking spaces. EV charger supplying the main parking space.

Garage 5.12m x 3.28m Block-built construction with sliding door, power points and electric lighting.

Studio / Study / Home Office / Annex 4.78m x 3.78m A versatile detached building with entrance door, window and Velux roof window, suitable for a variety of uses including home office, studio, hobby room or ancillary accommodation, subject to any necessary consents.

Utility Room 3.71m x 2.44m fitted with Belfast sink and plumbing for washing machine.

Outside Cloakroom with WC and wash hand basin.

To the front of the property is a seating area taking full advantage of the exceptional elevated position and panoramic views over the town, gardens and surrounding countryside. Steps lead down to a lower lawned garden area, whilst a further sloping area of land extends to the rear of the garage and utility room.

Neighbouring properties benefit from pedestrian rights of way along the front and rear boundaries of the property.

SERVICES

Mains electricity, water, gas and drainage. Mains gas central heating.

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 'C' (online enquiry).

TENURE

Freehold. Land Registry Title Number: CYM79430.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our Llanidloes office proceed to the Old Market Hall, turning right onto Long Bridge Street. At the roundabout adjacent to Kevin Jones Car Sales turn left over Long Bridge. Take the next left signposted Staylittle and continue uphill, passing Tanrallt and Rock Terrace on the right-hand side. The entrance driveway to High Bank will be found on the right-hand side as indicated by the Agent's For Sale board, immediately before the lay-by on the left-hand side. **What3words: acclaimed.handicaps.unfit**

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 06/26











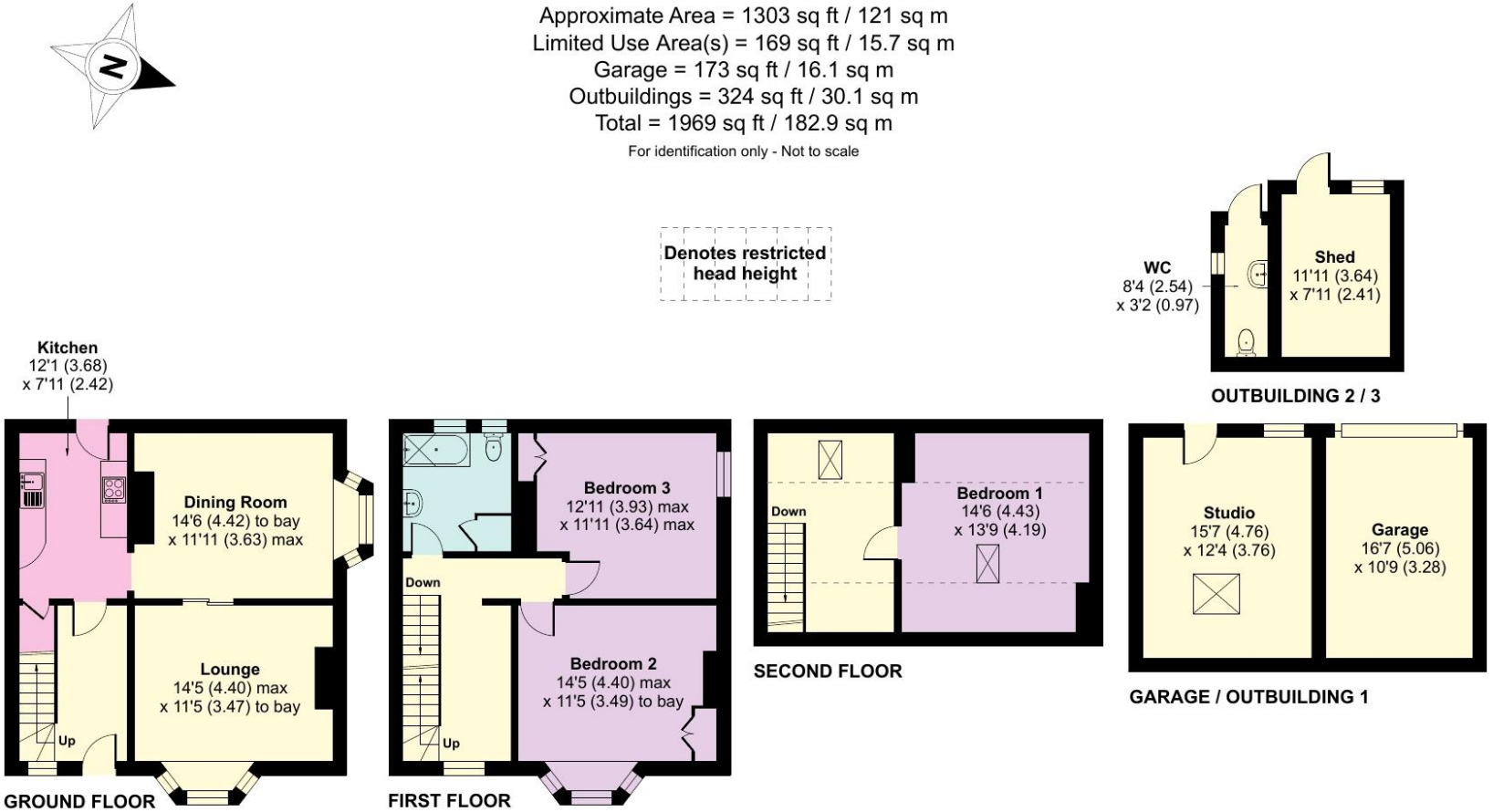




FLOORPLAN

High Bank 1 Dyfnant Terrace, Llanidloes, Powys, SY18

Approximate Area = 1303 sq ft / 121 sq m
Limited Use Area(s) = 169 sq ft / 15.7 sq m
Garage = 173 sq ft / 16.1 sq m
Outbuildings = 324 sq ft / 30.1 sq m
Total = 1969 sq ft / 182.9 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). ©nichecom 2026. Produced for Morris Marshall & Poole. REF: 1477480

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