

Gwernsebon

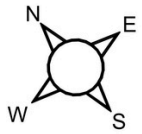
Cefn Coch | Llanrhaeadr Ym Mochnant | Oswestry | Powys | SY10 0BU

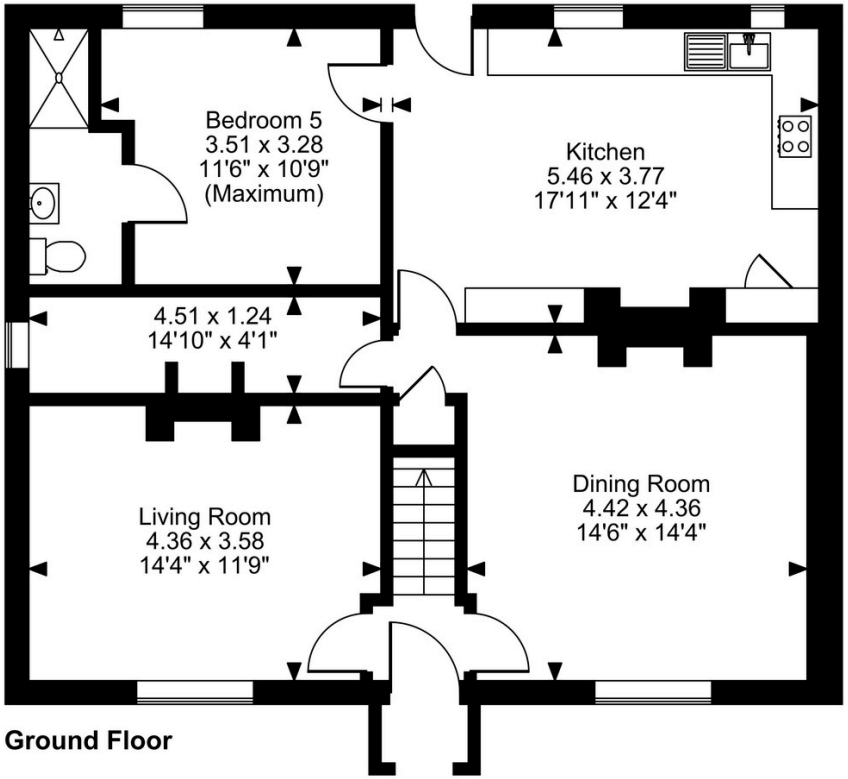
Balfours
PROPERTY PROFESSIONALS



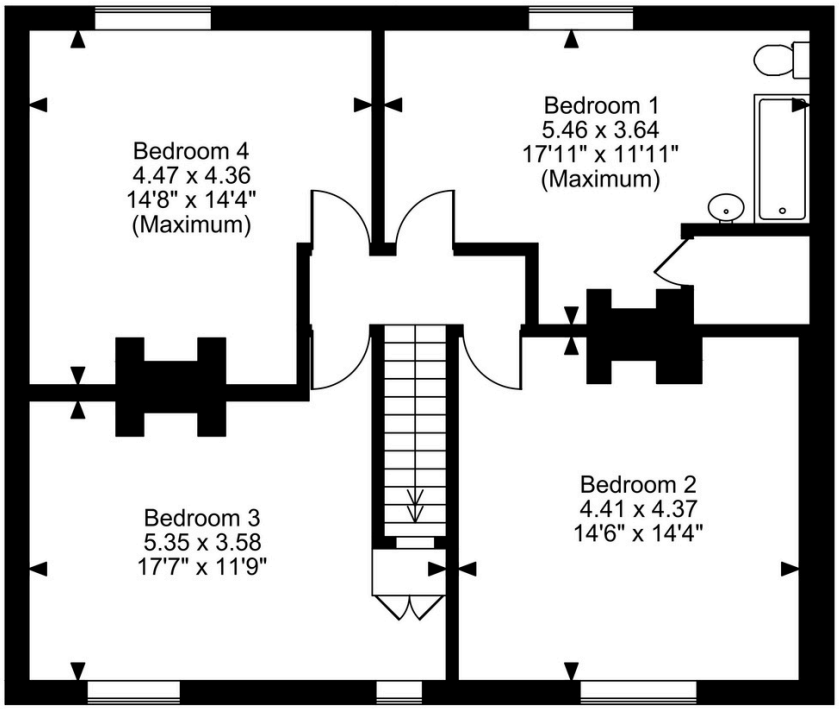


Wern Sebon, Cefn Coch, Llanrhaeadr Ym Mochnant
Approximate Gross Internal Area
1784 Sq Ft/166 Sq M





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Gwernsebon

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Llanrhaeadr Ym Mochnant 0.7 miles, Oswestry 13.6 miles, Wrexham 29.6 miles, Shrewsbury 30.8 miles (All distances are approximate).

A rural four/five bedroom period property set within circa 0.7 acres (0.28 Ha) of gardens, offering picturesque countryside views, requiring a full schedule of modernisation.

Key Features

- Double Fronted Period Home
- Close to Village Location
- Generously Sized Garden
- Rural Setting
- 10 Miles from Lake Vyrnwy
- Air Source Heat Pump System
- Four / Five Bedrooms (One on Ground Floor with En-Suite)
- Two Reception Rooms with Open Fireplaces
- Pantry & Kitchen
- Driveway Parking
- Countryside Views
- Potential to Improve
- EPC: E
- Freehold

Gwernsebon is a charming double-fronted detached period property located in a sought-after rural setting near Llanrhaeadr Ym Mochnant, approximately 0.7 miles from the village centre. Set within around 0.7 acres (0.28 Ha) of garden and grounds, the property enjoys open countryside views and convenient access via a private driveway.

This character property in Powys/Shropshire border countryside offers spacious and versatile accommodation, including four to five bedrooms, with the added benefit of a ground floor bedroom with en-suite, making it ideal for multi-generational living or guest accommodation.

The ground floor features two well-proportioned reception rooms with open fireplaces, alongside a kitchen with pantry. The first floor provides further flexible bedroom space, allowing the property to suit a variety of buyers including families, home workers, or those seeking a rural retreat.

Externally, the property boasts a generous garden plot of approximately 0.7 acres (0.28 Ha), ideal for gardeners, families, or buyers looking for properties with land in Mid Wales. The grounds enjoy far-reaching views over the surrounding countryside, enhancing the peaceful and scenic setting. There is also driveway parking with good vehicular access.

The property has recently benefitted from the installation of an energy-efficient Air Source Heat Pump system, offering a modern heating solution. However, the remainder of the house requires full modernisation, including windows, electrics, plastering, kitchen and bathrooms, presenting a fantastic opportunity for buyers looking for a renovation project, investment property, or property with potential to add value.

Situated around 10 miles from Lake Vyrnwy, a highly regarded tourist destination known for its walking, cycling and natural beauty, the property is ideally positioned for those seeking a rural lifestyle home with outdoor amenities nearby.

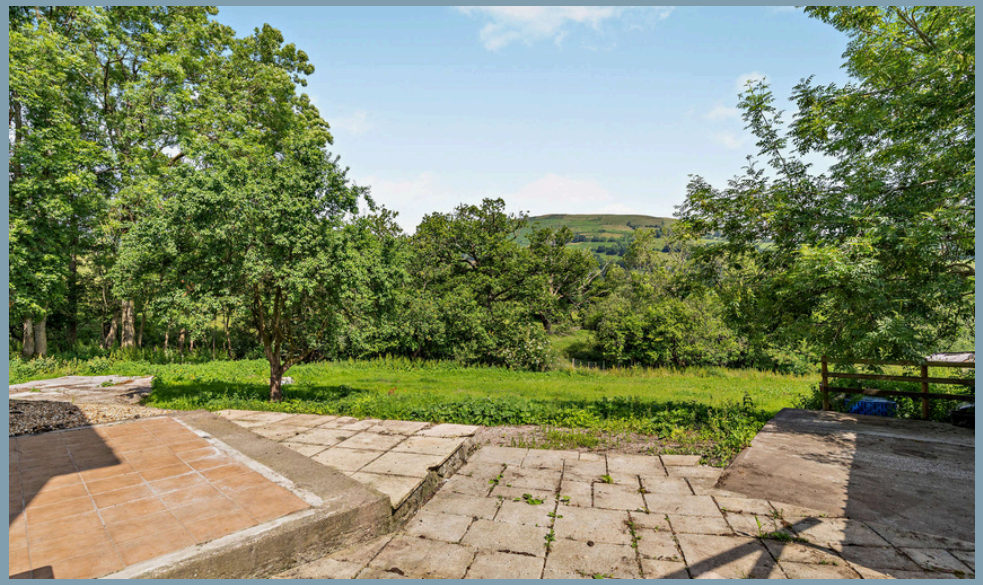














General

Services: Mains water and electricity. Air source heat pump heating system. Septic tank drainage.

Council Tax: Band: F

Postcode: SY10 0BU

Local Authority: Powys County Council (01597 826000)

Mobile Signal: EE ✓ three ✓ O2 ✓ (Variable) Vodafone ✓

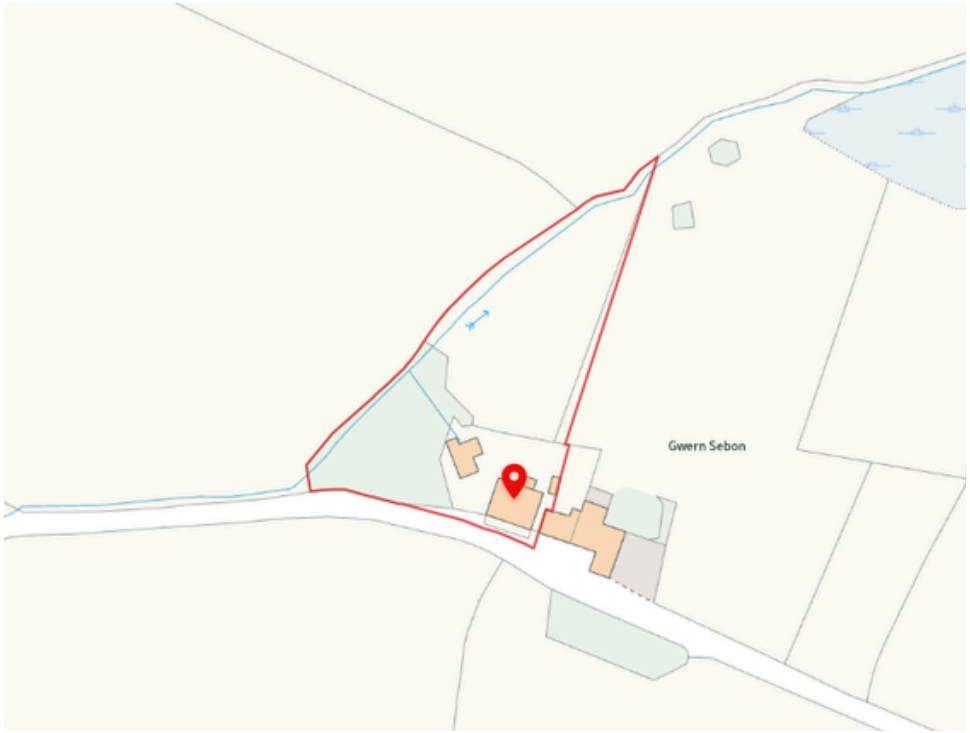
Broadband Speed: Our research has indicated that Ultrafast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea - Low Risk. Surface Water - High Risk.

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: The barns to the right of the house are not included in the sale.



Directions: From the Mile End Roundabout in Oswestry, take the exit onto the A483 and after 3.3 miles at the Llynclys Crossroads, turn right onto the A495. After 2.1 miles continue straight to stay on the B4396 for 7.5 miles then continue straight onto the B4580 and after around 1 mile continue onto Market Street (the road curves to the left). After 0.1 miles, take a slight right and then immediately turn right down the lane. Continue for 0.6 miles and Gwernsebon will be on your right.

what3words: ///tunnel.noun.dwarf

Viewing strictly by appointment through Balfours

Photographs & Particulars: June 2026

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