

MORRIS MARSHALL POOLE

Is-y-Coed, Meifod

Powys, SY22 6BP

Asking Price: £550,000

Nestled within the Meifod Valley, Is-y-Coed occupies an enviable position surrounded by rolling countryside, enjoying a wonderful sense of peace and privacy whilst remaining readily accessible to the nearby villages of Meifod and Llanfair Caereinion, with the larger market towns of Welshpool and Oswestry providing an excellent range of shopping, educational and leisure facilities. The surrounding area is renowned for its scenic walks, quiet country lanes and outstanding natural beauty, making it an exceptional location for those seeking a more relaxed rural lifestyle without compromising everyday convenience. Approached through impressive double wrought iron entrance gates, illuminated by traditional three-tier coach lanterns, the property immediately creates a lasting first impression. A sweeping tarmacadam driveway winds through mature lawns and established ornamental planting, including attractive specimen Acer trees, before arriving at the residence and detached Double Garage.

The accommodation has been thoughtfully arranged with a welcoming double glazed sun porch, complete with slate flagstone flooring, opens into an impressive reception hall which also provides an ideal study or reading area. Sliding doors reveal a well proportioned lounge, flooded with natural light through a bow window and french doors opening directly into the conservatory. Rich herringbone wood block flooring, an attractive adam-style fireplace with marble hearth and back, together with the inset Efel oil-fired stove, create a wonderfully warm and inviting focal point for everyday living and entertaining alike. The adjoining conservatory enjoys delightful panoramic views across the gardens and provides an exceptional space from which to appreciate the changing seasons, with french doors seamlessly extending onto the surrounding grounds. Further reception space is provided by the attractive dual-aspect dining room, again featuring herringbone wood block flooring and offering an ideal setting for both formal entertaining and relaxed family dining. A versatile additional reception room provides flexibility as a home office, snug or ground floor bedroom, benefiting from french doors opening directly onto a sheltered patio. There is a practically located family bathroom adjacent with a bath and shower cubicle and separate w.c. The kitchen is comprehensively fitted with an extensive range of quality oak-fronted cabinetry beneath laminate work surfaces, incorporating integrated double oven and grill, ceramic hob, dishwasher and refrigerator, together with a walk-in pantry providing excellent additional storage. Beyond lies a practical Rear Hall and well-appointed utility room with further appliance space.

The first floor continues to impress with three generously proportioned bedrooms, each enjoying a pleasant outlook across the surrounding countryside. The principal bedroom benefits from extensive fitted wardrobes, airing cupboard and an en-Suite shower room, whilst the remaining bedrooms provide excellent family accommodation, including charming views across the valley from the front-facing bedroom. A large linen cupboard with additional eaves storage further enhances the practicality of the home.









- Detached country house set within approximately 1.64 Acres of beautifully established gardens and paddocks.
- Outstanding countryside views, woodland backdrop and a picturesque stream.
- Elegant and versatile accommodation arranged over two floors, ideal for both family living and home working.
- Generous reception rooms complemented by a superb conservatory overlooking the gardens and grounds.
- Sweeping gated driveway, double garage, extensive parking and a wealth of useful outbuildings.
- Two enclosed paddocks, perfectly suited to small equestrian use, hobby farming, smallholding, market gardening or lifestyle enterprises.
- Offered to the market with No Forward Chain, oil-fired central heating and double glazing throughout.
- Energy Efficiency Rating: 63 (D) (Expires: 16/07/2036)







OUTSIDE

The gardens and grounds are undoubtedly among the property's finest attributes. Beautifully established over many years, they provide an ever-changing display of mature trees, shrubs and flowering borders, creating a wonderfully private and peaceful environment. Extensive lawns wrap around the property, complemented by slate terraces perfectly positioned for outdoor entertaining and quiet enjoyment of the surrounding landscape.

To one side, the substantial brick-built double garage is accompanied by a greenhouse, while beyond lies a productive paddock incorporating a hexagonal greenhouse, potting shed and polytunnel. There is a gently flowing stream to the rear, beyond which mature woodland provides a magnificent backdrop throughout the seasons. A charming bridge crosses the stream to a further enclosed paddock benefiting from its own independent roadside access.

The land offers exceptional versatility, lending itself to the keeping of a pony, alpacas, sheep or a small number of domestic livestock, together with poultry keeping, smallholding pursuits, market gardening, kitchen garden production, orchard planting, beekeeping, or those wishing simply to enjoy the space for recreation and nature conservation. Equally, the grounds offer exciting potential for those seeking a self-sufficient lifestyle or a peaceful countryside retreat. Rarely do homes combine such attractive accommodation with mature grounds, practical outbuildings and an exceptional rural setting so successfully. Offered to the market with No Forward Chain, Is-y-Coed represents a superb opportunity to acquire a highly individual country residence in one of Mid Wales' most picturesque valleys.

SERVICES

Mains electricity, Water and septic tank drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

DIRECTIONS

From Welshpool travel on the A490 (north) passing through Pentrebeirdd. On reaching the T Junction at the A495 turn left for the village of Meifod and after approximately 1 mile the drive leading up to the property is on the right hand side.
What3words:///purple.bulky.castle

COUNCIL TAX

Band 'E' (Powys County Council)

TENURE

Freehold

LAND REGISTRY NUMBER

WA625279

VIEWING & NEGOTIATIONS

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

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.

FLOOD RISK (PER NRW)

Flooding from Rivers – very low risk - risk less than 0.1% chance each year.
Flooding from Sea – very low risk - risk less than 0.1% chance each year
Flooding from Surface Water and small watercourses – high risk - risk greater than 3.3% chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker





































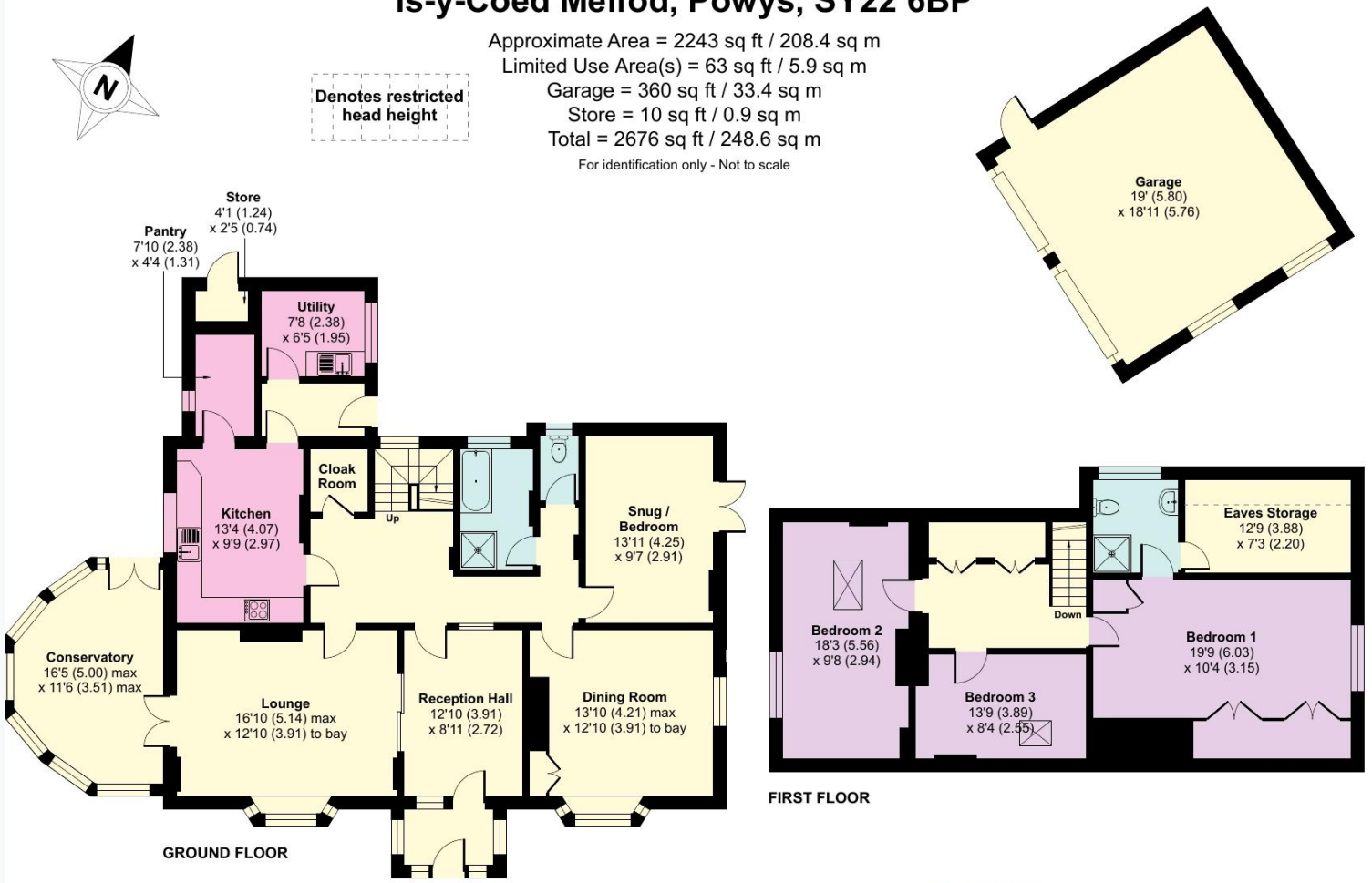


FLOORPLANS

Is-y-Coed Meifod, Powys, SY22 6BP

Approximate Area = 2243 sq ft / 208.4 sq m
Limited Use Area(s) = 63 sq ft / 5.9 sq m
Garage = 360 sq ft / 33.4 sq m
Store = 10 sq ft / 0.9 sq m
Total = 2676 sq ft / 248.6 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1492909

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