

MORRIS MARSHALL POOLE

Llys Awel

Staylittle, Llanbrynmair, Powys, SY19 7BU

Guide Price: £325,000

A unique opportunity to own this extremely well presented stone and slate three bedroom property recently refurbished throughout by the current owner, with individually designed rooms, quality fixtures and fittings and enjoying extensive views of the countryside from its rural village setting in the heart of Mid Wales.

The property occupies a pleasant position in the rural village of Staylittle, which benefits from a village shop/post office and village hall, together with a strong community spirit. The surrounding area is renowned for its attractive Mid Wales countryside and offers excellent opportunities for walking, fishing, sailing and other outdoor pursuits.

Staylittle is conveniently situated for the nearby market towns of Llanidloes and Machynlleth, both offering a range of shops, educational and recreational facilities. Machynlleth is also well known for its vibrant Wednesday market and provides convenient access towards the Cardigan Bay coast. The coastal university town of Aberystwyth and the beautiful beach resort of Aberdyfi are approximately 30 miles away.

The property enjoys extensive views over the surrounding countryside and is well placed for access to the area's reservoirs and Hafren Forest, with its numerous walks and the source of the River Severn.

Viewing is strongly recommended by the selling agents.

The accommodation comprises:

Ground Floor

Entrance Hall Front entrance door, staircase leading to the first floor.
Lounge (Library) A comfortable reception room with laminate flooring and picture window.
Kitchen/Dining Room Fitted with a modern range of cream-fronted base and wall units with worktop surfaces over, range cooker with extractor hood above, inset 1½ bowl sink unit, integrated dishwasher, laminate flooring, picture window enjoying views with window seat, wine rack, recessed area and useful understairs cupboard/pantry.
Utility (Laundry) with base unit, worktop surface, Belfast-style sink, tiled flooring, side UPVC entrance door.
Shower Room with shower cubicle, heated towel rail.

First Floor

Landing providing access to the first-floor accommodation.
Bedroom (1) (The Victorian Room) with laminate flooring and picture window enjoying views over the surrounding countryside.
Bedroom (2) (The Blue Flower Room) with feature fitted/built-in cupboard and laminate flooring.
Bedroom (3) / Study (The Toile de Jouy Room) rear-facing bedroom.
Bathroom fitted with a roll-top bath, WC, double wash-hand basin with cupboard beneath, heated towel rail, separate shower cubicle, built-in cupboard housing the electric central-heating boiler.

- Attractive Semi Detached Stone Three Bedroom dwelling
- Recently refurbished throughout by the current owner
- Well-presented accommodation
- Characterful and practical living space arranged over two floors
- Pleasant side garden with brick pathway & garden shed
- Extensive views of the surrounding countryside
- Rural village location with good access to the surrounding countryside
- Llanidloes 7 Miles, Machynlleth 11 miles
- EPC - E (45) Exp 23.8.2036













OUTSIDE
A side gate provides access to the side garden area, which incorporates a brick pathway and garden shed.

SERVICES
Mains electricity and water. Electric 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: WA507389.

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

DIRECTIONS
From our Llanidloes office, proceed onto Great Oak Street and, at the roundabout, continue onto Long Bridge Street. Cross Long Bridge and take the next left onto the B4518, signposted Staylittle. Continue on this road for approximately 9 miles. On entering Staylittle, turn right and proceed up the hill, where the property will be found on the left-hand side before the village store.
What3words: wonderfully.harps.spurted

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 08/26

Photographs of house renovation





















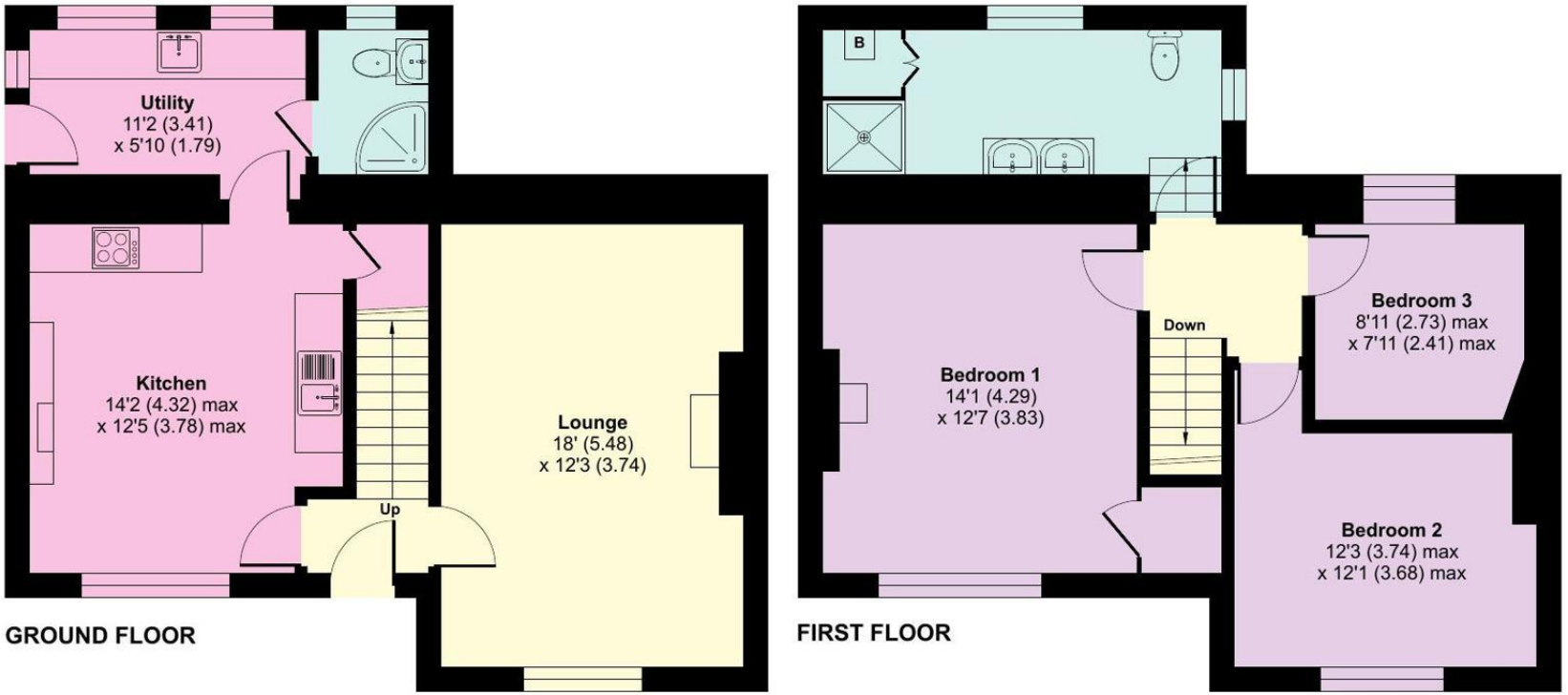


FLOORPLAN

Llys Awel Staylittle, Llanbrynmair, Powys, SY19

Approximate Area = 1168 sq ft / 108.5 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: 1508757

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