



MORRIS
MARSHALL
POOLE

Delfryn, Geuffordd

Guilsfield, Welshpool, Powys, SY21 9DR

Asking Price: £325,000

Delfryn is an appealing three-bedroom detached country bungalow occupying an enviable position within the attractive rural hamlet of Geuffordd, close to the popular village of Guilsfield and within easy reach of Welshpool. Set amidst approximately one third of an acre of gardens and grounds, the property enjoys a wonderful sense of space and privacy, together with far-reaching views across the surrounding countryside. The combination of the substantial gardens, small paddock and stable block makes this an especially interesting proposition for those seeking a rural lifestyle property with scope for gardening, keeping animals or simply enjoying the peace and tranquillity of the surrounding landscape. The property is approached over a concrete-surfaced driveway which provides ample parking and leads through the mature gardens to the bungalow. The grounds wrap around the property and are predominantly laid to lawn, complemented by established planting, a paved patio and gravelled seating area, creating a number of attractive spaces in which to enjoy the surrounding countryside and views. The inclusion of a small paddock and stable block further enhances the property's appeal and provides useful versatility for agricultural or hobby purposes.

A covered Entrance Porch opens into the welcoming Entrance Hall, which provides access to the principal accommodation and incorporates a useful series of built-in cupboards, providing excellent storage. The property benefits throughout from UPVC Double-Glazed windows and Oil-Fired Central Heating. The front-facing, dual-aspect Lounge is a particularly comfortable reception room, enjoying good levels of natural light while the feature brick fireplace with inset LPG stove provides an attractive focal point and creates a warm and inviting atmosphere. The Dining Room/Third Bedroom provides a further excellent reception space and features laminate flooring and patio doors opening directly into the superb Sunroom. This impressive addition provides a seamless extension to the living accommodation with tiled flooring creating a light, spacious and versatile room which beautifully connects the interior with the surrounding garden. The Sunroom provides an ideal setting for relaxing, entertaining or simply enjoying the changing views and seasons, bringing the outside in and making the most of the property's exceptional rural setting.



- Three Bedroom Detached Country Bungalow set in an attractive rural position
- Approximately one third of an Acre of gardens and grounds.
- Far-reaching Countryside Views with a superb sense of space and privacy
- Small Paddock and Stable Block, offering excellent potential
- Generous Reception Accommodation, including a dual-aspect Lounge, and Crocodile Sunroom
- No Forward Chain, Oil-Fired Central Heating and UPVC Double Glazing
- Energy Efficiency Rating: 59 (D) (Expires: 31/08/2036)



CONT: ... The Kitchen is fitted with a range of timber-fronted base and wall units beneath laminate work surfaces, incorporating a stainless-steel sink unit, plumbing for a dishwasher and an integrated oven and hob. A window overlooking the rear garden provides pleasant views and natural light, while a separate Utility Room offers useful additional workspace and houses the oil-fired central heating boiler.

The Bedrooms provide comfortable and versatile accommodation, together with a Family Bathroom enjoy pleasant aspects over the gardens and grounds and provide flexibility for family living, guest accommodation, home working or hobby use.

OUTSIDE

Externally, the gardens and grounds are undoubtedly one of Delfryn's most attractive features. Extending to approximately one third of an acre, they wrap around the bungalow and combine mature areas with extensive lawns, patio and gravelled seating areas. Beyond the immediate gardens lies a small paddock, together with a useful stable block, making the property particularly well suited to those seeking additional outdoor space and facilities. The elevated rural setting provides far-reaching views and a wonderful feeling of openness, whilst remaining conveniently positioned for access to the surrounding towns and villages.

The property occupies a peaceful countryside setting whilst being conveniently placed for everyday amenities. The village of Guilsfield is approximately two miles away and provides a range of local facilities, while the market town of Welshpool is approximately four miles away and offers a more comprehensive range of shopping, educational, recreational and professional services.

The location also provides good accessibility towards the wider region, with Llanfyllin, Oswestry, Newtown and Shrewsbury all within comfortable travelling distance. Shrewsbury is approximately 17 miles away, while Oswestry is around 11-12 miles and Newtown approximately 14 miles from the Guilsfield area, providing convenient access to larger shopping centres, employment opportunities and transport links.

DIRECTIONS

What3Words:/// sparkle.living.contrived

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

COUNCIL TAX

Band 'E' (Powys County Council).

TENURE

Freehold.

LAND REGISTRY NUMBER WA611441

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 – very low risk – risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

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











FLOORPLANS

Delfryn Geuffordd, Guilsfield, Welshpool, SY21 9DR



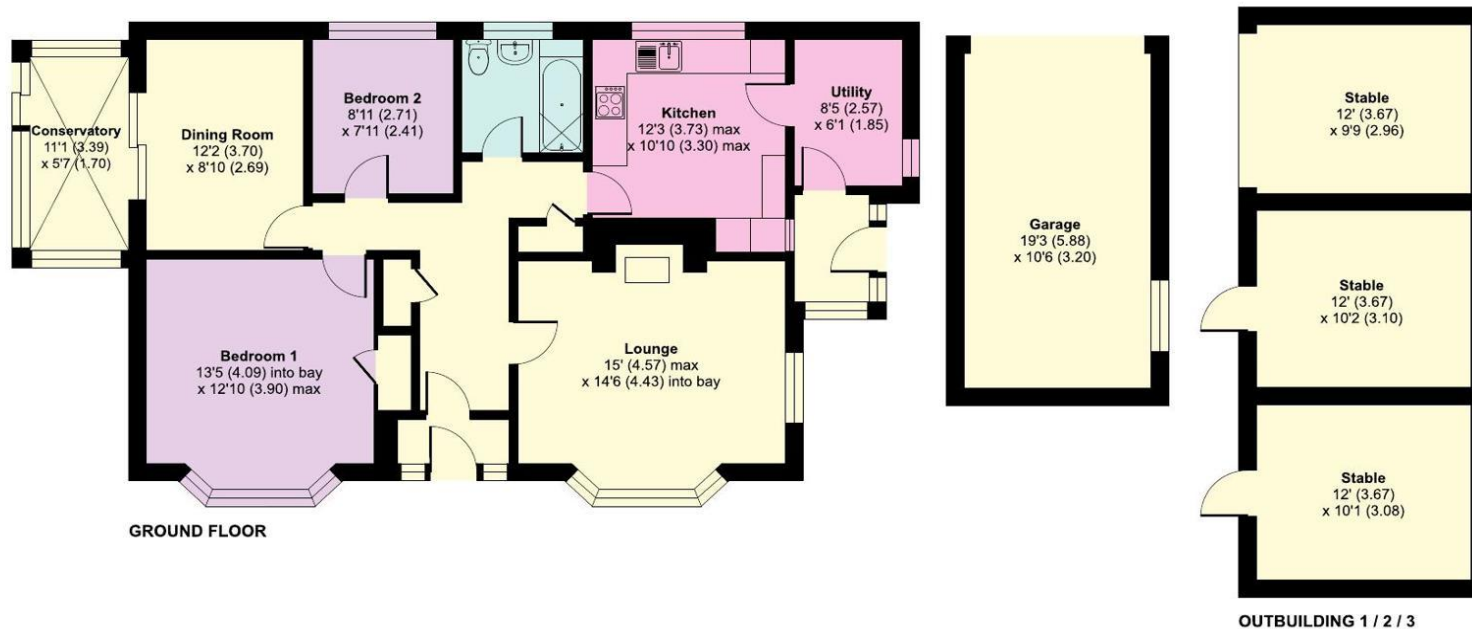
Approximate Area = 1055 sq ft / 98 sq m

Garage = 203 sq ft / 18.9 sq m

Outbuilding = 361 sq ft / 33.5 sq m

Total = 1619 sq ft / 150.4 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: 1513158