

Bryn Vyrnwy
Llanwyddyn | Oswestry | Powys | SY10 0LZ

FINE & COUNTRY

BRYN VYRNWY





KEY FEATURES

Occupying an exceptional position overlooking the iconic Lake Vyrnwy Dam, Bryn Vyrnwy is a distinguished Grade II Listed residence, rich in history and character, set within an unspoilt rural landscape of outstanding natural beauty. Steeped in heritage, the property was among the earliest homes constructed following the completion of Vyrnwy Dam in 1890 by Liverpool Corporation, forming part of the newly established village of Llanwddyn. Its historic significance is reflected in its listing, which describes it as "one of the earliest and architecturally the best" of the new village buildings, recognising its distinctive Arts and Crafts character and well-preserved architectural features.

Today, Bryn Vyrnwy beautifully combines the charm and individuality of its historic origins with the comforts of modern family living. Thoughtfully enhanced by the current owners, including improvements to its energy efficiency, the property offers a welcoming and versatile home in a truly remarkable setting, surrounded by the tranquillity and natural beauty of the Mid Wales countryside. The well-proportioned accommodation briefly comprises a welcoming entrance hall leading to a dining room, where a bay window enjoys a picturesque outlook, alongside a kitchen and practical boot/utility room. A comfortable sitting room provides an inviting space in which to relax, complemented by a ground floor family bathroom. To the first floor, three bedrooms are served by a shower room.

The gardens are equally appealing, offering a mature and established setting that complements the character of the house. Well-stocked beds and borders provide seasonal colour, whilst fruit trees, a greenhouse and dedicated vegetable beds create a delightful garden environment. Several seating areas invite quiet enjoyment of the surroundings, whether entertaining outdoors or simply appreciating the peaceful atmosphere. A covered pergola offers useful, covered parking or versatile outdoor space, with an additional clad storage container providing valuable storage.







STEP INSIDE

Stepping into the home from the back door, you are welcomed into a useful boot room, naturally lit by windows overlooking the gardens. Ideal for country living, this practical space provides room for coats, boots and white goods, whilst retaining a number of original features. The adjoining kitchen is fitted with a range of wall and base units, together with an integrated oven and hob beneath an extractor fan. Light and functional, it offers a pleasant space for everyday cooking, with an open connection to the dining room creating a natural flow between the two areas.

The dining room is a particular highlight, where a striking corner bay window frames an attractive outlook across the gardens towards the dam. Original wooden flooring, high ceilings and an open fireplace sit alongside neutral décor, creating a wonderful balance of period elegance and contemporary comfort. The room lends itself equally well to family dining and entertaining. The entrance hallway provides access to the front door and covered porch, as well as the sitting room. Generously proportioned and dual aspect, this inviting reception room features original wooden flooring and a fireplace, offering a comfortable setting in which to relax. Completing the ground floor accommodation is a light and modern family bathroom.

Ascending the staircase, the landing enjoys natural light from windows overlooking the rear gardens. Original doors lead to three bedrooms and the family bathroom, continuing the home's traditional feel. The principal bedroom enjoys an attractive outlook across the gardens towards the dam, whilst the second bedroom features original wooden flooring, high ceilings and a fireplace with tiled hearth. The third bedroom benefits from useful built-in shelving, with a well-appointed shower room completing the first floor.








BOSCH







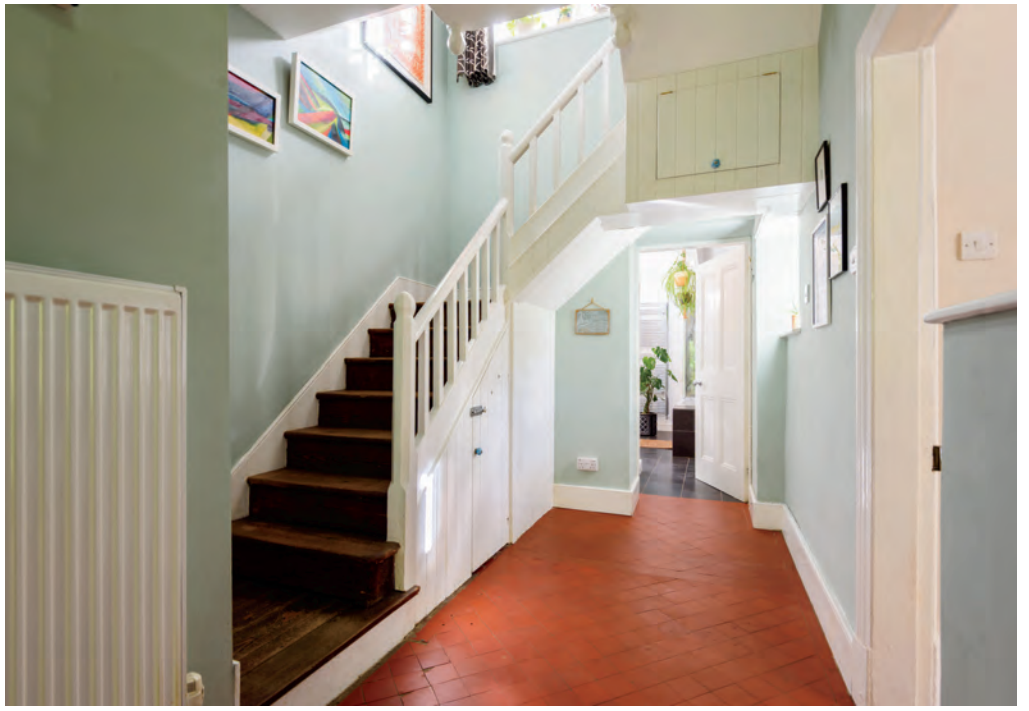





SUMMER
SONGS


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STEP OUTSIDE

Stepping outside the property is embraced by mature, well-established wraparound gardens, providing a wonderfully private and peaceful setting in keeping with its rural surroundings. Predominantly laid to lawn, the gardens are attractively complemented by well-stocked flower beds, established shrubs, specimen trees and colourful borders, creating interest and seasonal appeal throughout the year.

Gravelled pathways meander through the grounds, inviting exploration of the different garden areas and leading to secluded spots in which to sit and enjoy the tranquillity. For those with a passion for gardening, the grounds are particularly appealing, with a greenhouse, established fruit trees and dedicated vegetable beds offering the opportunity to grow produce at home.

A private patio provides an ideal setting for outdoor dining, entertaining or simply enjoying the surrounding greenery, whatever the season. A more recent addition by the current owners is the covered pergola, fitted with solar panels to enhance the property's energy efficiency whilst providing a versatile area suitable for covered parking or additional outdoor use. Completing the outside space is a useful timber-clad storage container, offering valuable room for garden equipment and general storage.









LOCATION

Set within the historic village of Llanwddyn, on the shores of Lake Vyrnwy. Surrounded by the rolling Berwyn Mountains, mature woodland and unspoilt countryside, the setting offers a wonderful sense of tranquillity and natural beauty.

Renowned for its spectacular scenery and abundant wildlife, Lake Vyrnwy provides a wealth of opportunities for walking, cycling, birdwatching and enjoying the great outdoors. Despite its peaceful rural setting, the property remains within reach of the market towns of Llanfyllin, Welshpool and Oswestry, offering a range of everyday amenities, independent shops and traditional market-town facilities.







INFORMATION



Services: Mains electricity, water and drainage.

Heating: Air source heat pump

Council Tax: Band F

Directions: From our Welshpool office, leave the town on the A490 and continue on this road for approximately 7 miles until you reach the junction between the A490 and the A495. At the junction, turn right signposted Llanfyllin and then at the next junction turn left signposted Llanfyllin 4 miles and Lake Vyrnwy 14 miles. Continue along the A490 for four miles towards Llanfyllin, proceed through the town and take the left signposted Llanwyddyn 8 miles and Lake Vyrnwy. Follow the signposts for Lake Vyrnwy and continue towards the lake. As you approach the dam on your left hand side, turn left over the dam and when at the junction turn left. Once you have turned left, continue along the B4393 , passing the children's play ground and the car park on your left and after around 600 metres, the property will be located on your left hand side, as indicated by the for sale board.

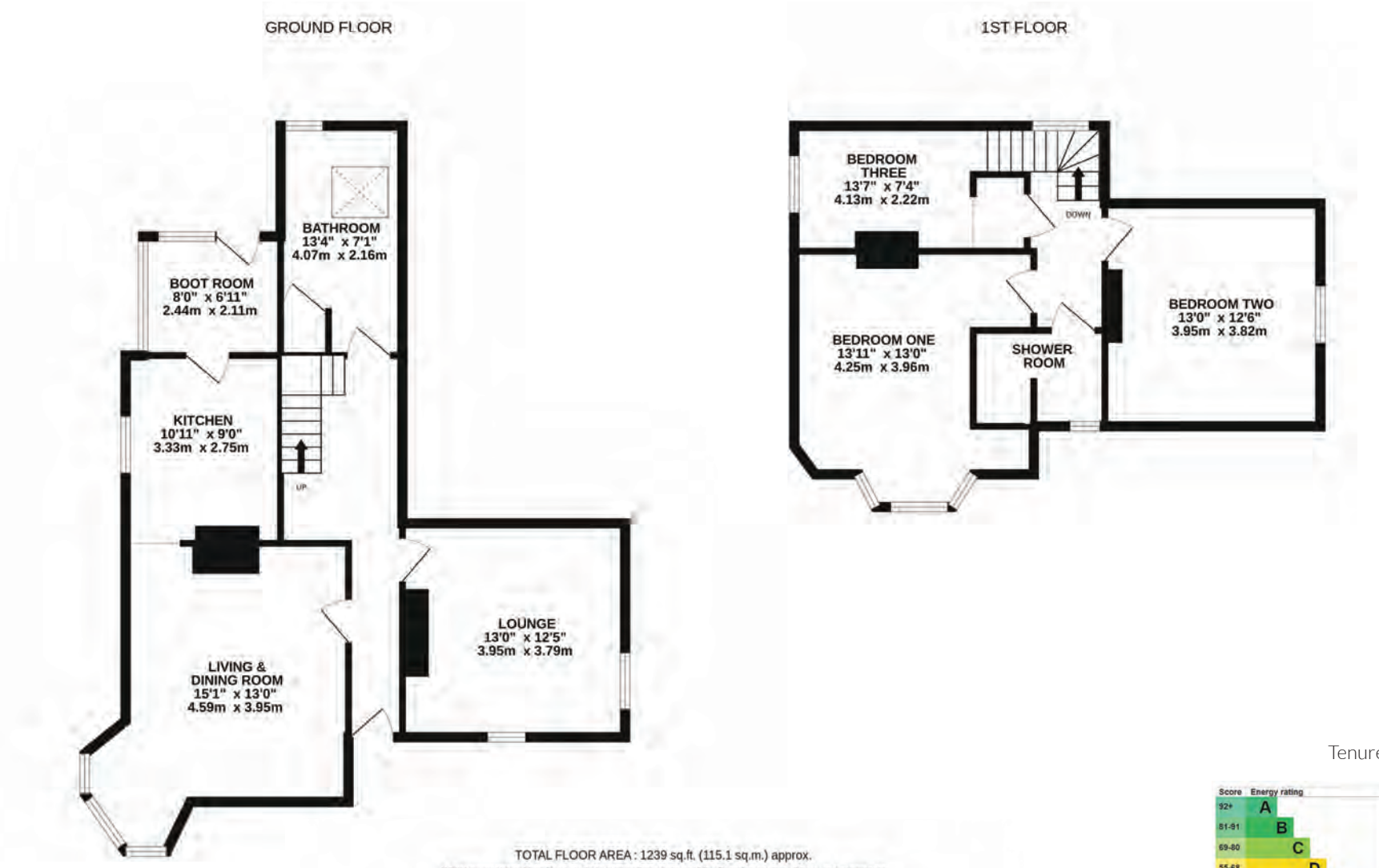
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Asking price £450,000

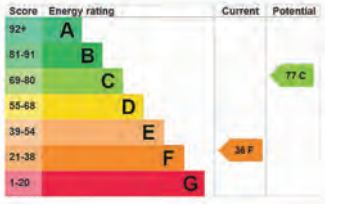
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TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

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Tenure: Freehold



The Property Ombudsman

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We value the little things that make a home

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