

MORRIS MARSHALL POOLE

Pen Parc, Llanfihangel

Llanfyllin, Powys, SY22 5JF

Asking Price: £750,000

Situated amid the beautiful rolling countryside of Mid Wales, Pen Parc occupies a particularly appealing rural position, within reach of the market town of Llanfyllin and the spectacular landscapes surrounding Lake Vyrnwy and its reservoir. This is an attractive setting for those seeking the space, tranquillity and freedom of country living, with the added benefit of land and grounds offering a wealth of possibilities for leisure, lifestyle and smallholding pursuits. Pen Parc is a stunning detached country house, rich in character and original architectural features, where exposed timberwork, beamed ceilings, traditional fireplaces and attractive period detailing combine with modern appointments to create a comfortable and welcoming family home. Set within approximately 15.68 Acres of gardens, grounds, pastureland and a wooded dingle, the property offers an appealing balance of characterful accommodation, outdoor space and practical rural facilities, with further land available by separate negotiation for those seeking an even greater extent of countryside.

The accommodation begins with an Entrance Vestibule opening into the particularly charming dining hall, a wonderful introduction to the house. This inviting space is distinguished by its striking Oak-panelled wall, exposed beam ceiling and attractive inglenook fireplace with flagstone hearth providing a natural focal point for entertaining and everyday family life. The Sitting Room is a delightful reception space, enjoying dual-aspect natural light, exposed floorboards and beamed ceiling. A feature stone fireplace houses a Jøtul wood-burning stove, creating an attractive centrepiece with French doors leading out to the side of the property, helping to connect the interior with the surrounding gardens and outdoor seating areas. Beyond the Sitting Room is a further reception area, currently arranged as a Family Room. With a Velux rooflight and additional French doors opening onto the side terrace, this versatile space offers an ideal setting for informal relaxation, family activities or a quieter retreat away from the principal reception room. The Kitchen is fitted with a well-appointed range of Oak-fronted wall and base units, complemented by a stainless-steel sink and integrated oven. Quarry-tiled flooring and an exposed beam ceiling reinforce the traditional character, while the quality Everhot electric range provides both a practical cooking facility and a complementary source of warmth. The adjoining Breakfast Room is a pleasant space for more informal dining, featuring a porthole-style window to the side and a Velux rooflight. Completing the ground-floor is a useful Utility and Boot Room, particularly well suited to the demands of country living. Accessed via a stable-style door to the rear, this practical space houses the Oil-fired central heating boiler and provides plumbing for appliances, together with a separate Shower Room.









- A Characterful and Exceptionally well-maintained Detached Country House combining original period features with modern-day comforts
- Three Reception Areas, including a charming Dining Hall, characterful Sitting Room and additional Family Room.
  Well-appointed Oak-fronted Kitchen with Breakfast Room and Everhot electric range
- Four Bedrooms served by the Family Bathroom
- Set within 15.68 Acres of Gardens, Grounds, Pastureland and a natural wooded Dingle, offering considerable amenity and smallholding potential. **A**an additional 18.268 Acres may be available to purchase by separate negotiation
- Established cottage gardens, together with useful Outbuildings and hardstanding
- Elevated rural position with outstanding countryside views,
- Energy Efficiency Rating: 56 (D) (Expires: 07/10/2036)







CONT: ... It offers an ideal arrangement for muddy boots, outdoor clothing and the everyday requirements of a property with extensive grounds and pastureland. The first floor is approached via a Galleried Landing, where exposed Oak floorboards, wall timbers, and a Velux rooflight continue the house's distinctive character. There are Four Bedrooms, providing flexible accommodation for family members and guests alike. The Bedrooms retain a wealth of period detail, including exposed floorboards, wall timbers and traditional fireplaces. The Family Bathroom is finished in a period style, with a freestanding claw-foot bath, vanity washbasin and low-level WC.

OUTSIDE

Pen Parc is approached via a private driveway leading to generous parking and turning areas, providing practical access to the house and its grounds. The established garden approach creates an attractive sense of arrival, with the house occupying a particularly appealing position within its own grounds. The cottage-style gardens immediately surrounding the property are a notable feature, with lawns interspersed with mature trees and shrubs, providing colour, structure and a pleasant degree of privacy. A gravelled terrace extends around the side of the house for outdoor seating and dining to enjoy the peaceful surroundings. Further gravelled areas to the rear provide additional parking and useful external space. A Timber-Framed Barn Outbuilding offers scope for improvement and a variety of potential uses, subject to the necessary consents and any works required. Together with the property's areas of hardstanding and additional rural buildings, it contributes to the practical appeal of the holding. Beyond the immediate gardens, the land extends across approximately 15.68 Acres, comprising pastureland and a natural wooded dingle. The pasture has been maintained by mowing and topping and offers excellent amenity for those interested in keeping animals, pursuing smallholding activities or simply enjoying their own extensive countryside. The varied landscape, mature vegetation and dingle also provide a valuable habitat for birds and other wildlife, making the property particularly appealing to nature enthusiasts.

A Steel-Framed Outbuilding (in need of completion) provides useful additional space for the storage of machinery, implements and equipment, with scope for adaptation or improvement, subject to the necessary consents. The existing hardstanding further enhances the practical functionality of the land for a range of rural and recreational uses. The property also benefits from solar panels, providing an additional source of electricity and with an unexpired balance of the original 25-year feed-in tariff, subject to verification of the scheme's terms and remaining entitlement. The surrounding countryside views are a defining feature of Pen Parc, creating a sense of space and seclusion. The combination of gardens, open pasture and woodland provides an appealing environment for those seeking a more self-sufficient rural lifestyle, or simply the opportunity to enjoy the outdoors with land of their own. The property is served by private water and drainage. Given the extent of the land, existing outbuildings and rural setting, Pen Parc may also present opportunities for alternative leisure or tourism-related uses, subject to the appropriate planning permissions, consents and any necessary infrastructure or building works. Two redundant static caravans are currently situated on the site.

For purchasers seeking a more substantial country holding, an additional 18.268 Acres may be available to purchase by separate negotiation. Further details are available upon request.

DIRECTIONS Drive through Llanfyllin, then take left turn onto B4393 towards Lake Vyrnwy. After 4 miles, turn left immediately before Llanfihangel Garage onto B4382 to Llanfihangel. Drive up the hill, **do not** take the left turn signposted 'village centre' but follow road round to the right until reaching a small crossroads with the cemetery on the right, turn left here. Follow road for about half a mile, then take first left turn After passing a property on the left continue ahead passing a bungalow with an agricultural building also on the left until the road declines and then take first right. After 100-200 yards the road takes a left hand bend, the entrance to the property is in front of you on that bend.
What3words:/// same.subsystem.barks

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

TENURE
Freehold.

COUNCIL TAX
Band 'G' (Powys County Council).

LAND REGISTRY NUMBER WA955037

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





































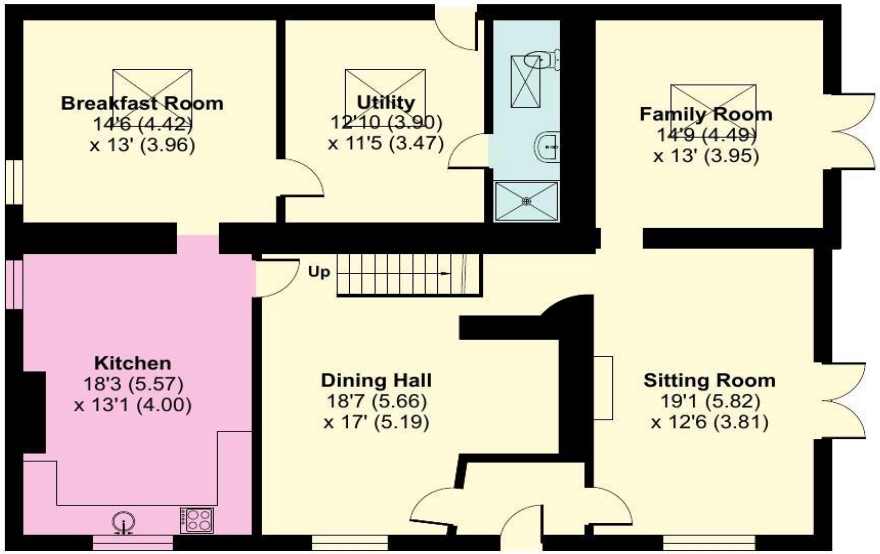


FLOORPLANS

Pen Parc Llanfihangel, Llanfyllin, Powys, SY22 5JF

Approximate Area = 2433 sq ft / 226 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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: 1525752

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