



Offers in the region of £375,000



# Brynawel, Foel, Welshpool, SY21 oNR

Holters are delighted to present to the market Brynawel, Foel.

This impressive detached three-bedroom family home, with generous gardens and stunning views, has been renovated throughout to a high standard. \*VIDEO TOUR AVAILABLE\*

### **Kev Features**

- Impressive Detached Family Home
- Extensively & Beautifully Renovated
- 3 Good Sized Bedrooms
- Family Bathroom & Downstairs WC
- 2 Reception Rooms
- Open Plan Kitchen / Diner with Adjoining Utility
- Generous Gardens with Stunning Views
- Brick Outbuilding with Conversion Potential (Subject to Planning & Permissions)
- No Onward Chain
- Popular Village Location only 20 minutes from Welshpool

# **The Property**

Sitting in an elevated, south-facing position on the outskirts of Foel, Brynawel is a fantastic detached property with so much to offer. Originally built in 1911, the current owners purchased the property in 2013 and have spent over a decade lovingly and extensively renovating both the house and grounds to a high standard—creating an ideal family home in the process.

The accommodation spans two floors. On the ground floor, there is an entrance hall with stairs rising to the first floor, two reception rooms, a spacious kitchen/breakfast room, a utility room, and a downstairs WC. The two reception rooms are positioned on either side of the impressive entrance hall. Both benefit from large windows with beautiful views and fully serviced fireplaces, primed for log burners—ideal for cosy winter evenings.

To the rear of the property, you'll find the spacious kitchen with ample room for a dining table. It's a light and airy space with dual-aspect windows, shaker-style units, and warm wood-effect worktops. Whether you're a keen cook or simply enjoy gathering with family and friends, this kitchen serves as both a functional workspace and a cosy, sociable hub of the home. The kitchen leads into the utility room, downstairs WC, and an exterior door providing access to the gardens and outbuilding.

Upstairs, the landing opens onto two main double bedrooms, a slightly smaller third bedroom, a storage room, and a modern family bathroom featuring a bath, walk-in shower, wash basin, and WC. All bedrooms have frontfacing windows, offering the benefit of the spectacular views.

The exterior of this property truly impresses, showcasing the time and attention to detail the owners have invested in its transformation. At the front of the house is a large, gated driveway with ample space for multiple vehicles. A hard-standing gravel terrace wraps around the front and side of the property, with steps leading down to an enclosed lawn—ideal for children to play within view of the house.

To the rear, a large, elevated garden enjoys panoramic views—an idyllic spot on a summer's day. There is even a concrete pad at the front of the elevated garden, perfect for a BBQ and garden seating area.

The owners have also built a large brick outbuilding, set into the bank behind the house. This versatile space, fitted with power, lighting, and an outdoor WC, is ideal for storage or as a workshop. It also offers potential for conversion (subject to the necessary planning permissions), presenting exciting opportunities for hybrid working, hobbies, or multigenerational living.

Don't miss your chance to view this beautifully located and thoughtfully finished home—get in touch to arrange a visit.

### The Location

Nestled on the edge of the Cambrian Mountains, the village of Foel offers an idyllic rural lifestyle with breathtaking scenery and a true sense of peace and community. Located just a short drive from the bustling market town of Welshpool, Foel combines the best of both worlds — a tranquil countryside setting with convenient access to shops, amenities, and transport links.

Surrounded by rolling hills, open farmland, and forested trails, Foel is perfect for lovers of the outdoors. Walking, cycling, and wildlife-watching opportunities are abundant, with easy access to nearby landmarks such as Lake Vyrnwy, Cadair Idris, and the Severn Way. The stunning beaches and coastal paths of Cardigan Bay and the West Wales coast are also within easy reach for weekend escapes and seaside adventures.

Foel and the surrounding area are







well-served for families, with a choice of highly regarded primary and secondary schools within driving distance. There are also local nurseries, play areas, and a strong sense of community, making it a welcoming place for children to grow up. Nearby Welshpool provides essential family facilities including supermarkets, healthcare, sports clubs, and leisure centres — all while retaining its market-town charm.

The area is rich in local heritage and natural beauty, offering uninterrupted views, dark skies for stargazing, and a strong connection to nature Despite its rural charm, Foel is well-positioned, with Welshpool (approximately 20 minutes away) offering train links to Shrewsbury and beyond.

For families, retirees, remote workers, or those seeking a peaceful escape, Foel provides a rare opportunity to embrace rural life without sacrificing connection, comfort, or community.

#### **Services**

We are informed the property is connected to all mains services.

## Heating

The property has oil fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### **Council Tax**

Powys County Council - Band E.

## **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB.

## **Nearest Towns/Cities**

Llanfair Caereinion - 8 miles Welshpool - 12 miles Newtown - 19 miles Machynlleth - 20 miles Dolgellau - 20 miles

## What3Words

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# Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

# **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

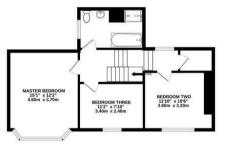
#### **Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR 788 sq.ft. (73.2 sq.m.) approx



1ST FLOOR 567 sq.ft. (52.7 sq.m.) approx



#### TOTAL FLOOR AREA: 1355 sq.ft. (125.9 sq.m.) appro

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any ento omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

