

CWMWR UCHAF FARMHOUSE | HIRNANT

PENYBONTFAWR | OSWESTRY | SY10 0HP







Cwmwr Uchaf Farmhouse is a distinguished Grade II Listed 17th-Century Welsh Farmhouse, sympathetically restored to blend traditional architectural character with modern convenience. Set high in the Berwyn Mountains near the village of Penybontfawr, this whitewashed stone property exudes timeless rural charm, with captivating views and a true sense of tranquillity.

Offers in the region of £425,000



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- **Grade II Listed 17th Century Welsh Farmhouse**
- **A Wealth of Character Features**
- **Original Ceiling Beams**
- **Original Fireplaces**
- **Sympathetically Restored**
- **Stunning Countryside Views**

DIRECTIONS

From Oswestry, follow the A483 to Llynclys Crossroads, then take the B4396 toward Penybontfawr. Follow signs for Hirnant, and after approximately 1.5 miles, turn left onto the private track.

Follow this track for about 300 metres — Cwmwr Uchaf Farmhouse is the first main building on the right, with a traditional whitewashed façade and elevated hillside views.

For precise location, use What3Words: ///sharpened.perfume.stuns



SITUATION

Cwmwr Uchaf is nestled within the quiet, unspoilt hills of Hirnant, a rural hamlet in the Tanat Valley, near the edge of Eryri (Snowdonia) National Park. Surrounded by sweeping moorland, rolling farmland, and forested hills, it offers a truly tranquil setting with miles of scenic trails and cycling routes right from the doorstep.

Despite its seclusion, the property is just a 5 minute drive from Penybontfawr, which provides local amenities including a community shop, pub, and primary school. The historic border town of Oswestry lies approximately 30 minutes away and offers a wider range of shops, restaurants, schools, and healthcare. Lake Vyrnwy and Bala are within easy reach for watersports and day trips, while the coastal towns of North Wales are accessible for extended excursions.

The location is ideal for buyers seeking a restorative escape with lifestyle potential — be it walking, birdwatching, dark skies stargazing, or simply retreating from the pace of modern life.

DESCRIPTION

Cwmwr Uchaf Farmhouse is a distinguished 17th-century Welsh farmhouse, sympathetically restored to blend traditional architectural character with modern convenience. Set high in the Berwyn Mountains near the village of Penybontfawr, this whitewashed stone property exudes timeless rural charm, with captivating views and a true sense of tranquillity. The property retains many original features — from exposed beams, thick stone walls and large Welsh flagstones to a feature open fireplace — offering a tactile connection to its heritage. Inside, you'll find four beautifully presented bedrooms, a spacious open-plan farmhouse kitchen with room for ten, a cosy living room, and a flexible playroom/landing area. With central heating, modern bathrooms, high-speed Wi-Fi, and inviting outdoor spaces the farmhouse balances country living with modern comfort. Whether you seek a peaceful full-time residence, a countryside holiday home, or a potential income-generating rental, Cwmwr Uchaf Farmhouse delivers a rare opportunity to enjoy heritage, seclusion, and nature — all in one place.



KITCHEN/DINING

The heart of the home is its large, open-plan farmhouse kitchen, complete with timber cabinetry, modern appliances, and a generous dining table that seats 8. This warm and welcoming space is ideal for hosting family meals or entertaining friends, blending rustic charm with practicality. Stone floors and natural light enhance the room's authentic character, while ample workspace and modern fittings ensure ease of use for everyday living.

LIVING ROOM

Full of warmth and character, the living room features a traditional open fireplace framed by exposed wooden beams — a cosy and inviting setting for relaxing evenings. Whether curling up with a book, enjoying a glass of wine by the fire, or gathering with loved ones, this space offers comfort and timeless charm, with views out to the surrounding hills.

GROUND FLOOR BEDROOM

Conveniently located on the ground floor, this king-size bedroom offers easy access and flexibility, making it ideal for guests, older family members, or as a quiet home office. Large windows frame views of the valley, while exposed beams and thick walls offer a sense of solidity and peace.

PRIMARY BEDROOM

A true retreat, the master bedroom offers sweeping views of the hillside from the comfort of a king-size bed. With its own in-room sink and space for a seating area, it provides privacy and elegance. The natural materials and soft textures throughout create a serene environment for restful nights.

BEDROOM 3

Perfectly suited for young ones, the bunk room combines practicality with fun, offering a cheerful and secure sleeping space. Located just off the main landing/playroom, it's ideal for families with children or grandchildren.

BEDROOM 4

This adaptable space can function as a twin or double bedroom, making it perfect for guests or growing families. Quiet, airy, and full of rustic charm, it ensures comfort without compromise.



LANDING

At the top of the stairs, a spacious landing doubles as a second living area or children's playroom. This flexible space is ideal for family relaxation, creative hobbies, or remote work — a rare and valuable bonus in a period property.

FAMILY BATHROOM

Stylish yet practical, the main family bathroom is fitted with a bath and shower, contemporary fixtures, and calming finishes. A second toilet and utility space on the ground floor offer further convenience for family life or guests.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains electricity is understood to be connected. Private water supply. Biomass heating is installed. Foul drainage is to a septic tank.

BUSINESS RATES

To be confirmed.

VIEWINGS

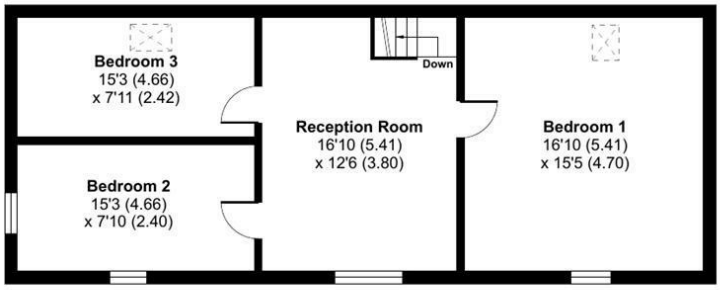
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

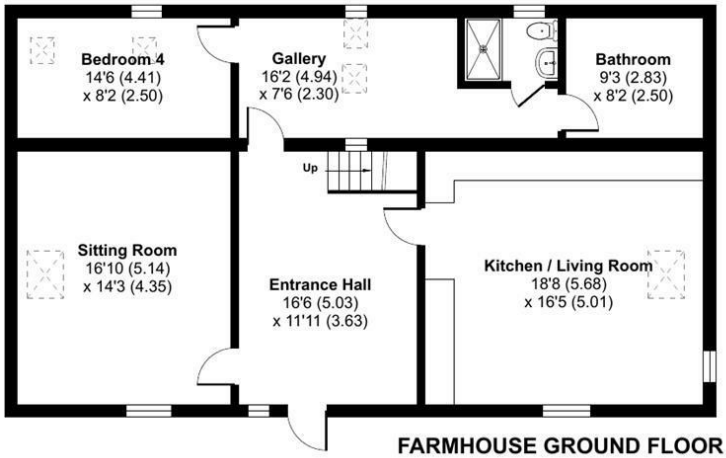
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Approximate Area = 1944 sq ft / 180.6 sq m

For identification only - Not to scale

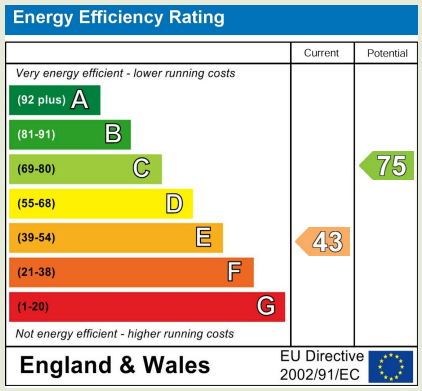


FARMHOUSE FIRST FLOOR



FARMHOUSE GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1257680



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