VYRNWY HOUSE

MEIFOD | WELSHPOOL | POWYS | SY22 6BY







A distinctive semi detached, three storey Welsh stone property, full of character and heritage, occupying a prime position in the heart of the village of Meifod. Offering six bedroom and four bathrooms, together with spacious accommodation throughout, there is a large rear garden featuring areas for relaxation and outdoor entertaining, as well as a productive vegetable patch. An attractive family home with potential for a boutique Bed & Breakfast, subject to the necessary consents

Offers in the region of £500,000



2 6 4 E

- **Impressive & characterful Welsh stone property**
- **Six bedroom property**
- **Lifestyle garden offering space to entertain**
- **Attractive family home with potential for boutique B&B**
- **Popular village setting with easy access**

SITUATION

Meifod is a picturesque village nestled in the heart of the Vyrnwy Valley, surrounded by rolling countryside and renowned for its strong sense of community. With its charming mix of traditional homes, well regarded primary school, local pub, church and village hall, Meifod offers a warm and welcoming atmosphere where neighbours know one another and village life flourishes

Its peaceful rural setting, scenic walking routes and vibrant community spirit make it an attractive choice for those seeking a tranquil lifestyle while remaining connected to a thriving local community

Enjoying a sought after village location and offering considerable lifestyle appeal, this charming property presents a rare opportunity to acquire a character home with potential for boutique guest accommodation in the heart of rural Mid Wales



SCHOOLS

The area is served by two well-regarded village primary schools: Ysgol Meifod, located in the heart of the village, and Pont Robert School, a small rural primary school known for its supportive ethos and close-knit learning environment

For secondary education, families typically look to Ysgol Llanfyllin, a bilingual all-through school for pupils aged 4–18, which is recognised for its strong community values and broad educational offering. Further options can be found in Welshpool and across the border in Shropshire, including a selection of independent schools

Golfa School in Welshpool is an independent therapeutic special school for boys. The nearest major independent school is Oswestry School, approximately a 35-minute drive away, with a wider range of independent schools available in and around Shrewsbury

DESCRIPTION

Vrynwy House is a distinctive semi detached three storey Welsh stone property, occupying a prominent position in the heart of the picturesque village of Meifod. Rich in character and heritage, the property offers spacious and versatile accommodation beneath a traditional pitched slate roof, combining period charm with modern comfort

The accommodation extends across three floors and comprises six individually styled bedrooms and three bathrooms, each thoughtfully designed and tastefully decorated to reflect the character and ambience of a boutique Bed & Breakfast. The property's generous layout provides flexibility for family living, multi-generational occupation or potential for a boutique Bed and Breakfast, subject to any necessary consents





EXTERNALLY

The property is complemented by a large lifestyle garden to the rear, offering a wonderful combination of outdoor entertaining and relaxation spaces. The garden also features a productive vegetable patch, creating an attractive balance between leisure and self-sufficiency

SERVICES

Mains electricity, water, drainage and oil central heating are connected at the property.
None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band G'

DIRECTIONS

Postcode for the property is SY22 6BY

Despite its peaceful rural setting, Meifod enjoys convenient access to the wider road network. The nearby A490 and A495 provide straightforward connections to Welshpool, Oswestry and neighbouring market towns. The A5 is approximately 20–25 minutes away, offering efficient links east towards Shrewsbury and access to the national motorway network via the M54, which provides onward connections to the Midlands and beyond

What3Words Reference is ///deflation.wasp.burying

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

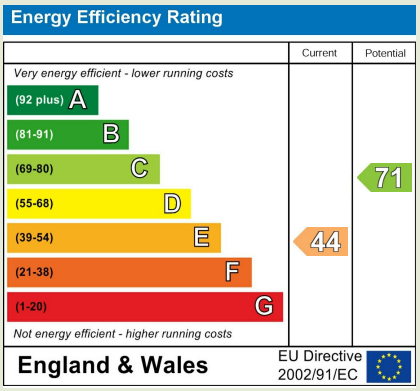
WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 3038 sq ft / 282.2 sq m
Outbuildings = 289 sq ft / 26.8 sq m
Total = 3327 sq ft / 309 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 Halls. REF: 1483783



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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