



£1,500,000 Guide Price

Tregynon Hall, Tregynon, Newtown

Detached House | 10 Bedrooms | 8 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- Magnificent 11-Bedroom Mansion: featuring a 6-bedroom main hall, 2 self-contained 2-bedroom annexes, & a private second-floor apartment
- Stunning 8-Acre Estate
- Vast Income & Commercial Potential: A significant complex of outbuildings offering endless possibilities
- Elevated Panoramic Views: Perfectly positioned to capture sweeping, uninterrupted vistas across the rolling Mid Wales countryside
- Sophisticated Multi-Generational Living: With 4 distinct living zones and multiple private entrances
- Architectural Grandeur & Period Charm
- Tennis Court

## Property Description

Tregynon Hall is a majestic 11-bedroom country estate on approximately 8 acres. With a grand principal hall, self-contained annexes, and a vast complex of outbuildings, it offers unrivalled potential for a luxury family residence, a high-yield holiday retreat, or a prestigious commercial venue.

## Main Particulars

Tregynon Hall is a majestic and remarkably versatile country residence commandingly positioned within approximately 8 acres of private grounds, offering elevated, panoramic views across the rolling Mid Wales countryside. This significant estate features an expansive eleven-bedroom mansion and a substantial complex of traditional outbuildings with immense potential for conversion into a luxury holiday complex, wedding venue, or business suite. With a clever architectural layout comprising a grand main hall, two self-contained annexes, and a private second-floor apartment, the property offers a rare synergy of historic grandeur and vast income-generating potential.

This exquisite countryside sanctuary masterfully balances the dignity of a stately family seat with high-yield commercial possibilities. The arrival sets a tone of immediate grandeur as a stone arch porch with classic quarry tile flooring leads to a substantial timber door, opening into an impressive welcome hall where a wide, sweeping staircase rises to the upper floors. The ground floor is characterised by a beautifully flowing layout where formal entertaining meets relaxed family life, anchored by a grand sitting room and an expansive conservatory. This light-filled space features exposed wooden floors and elegant wood panelling, with double doors leading out to a patio area that invites seamless indoor-outdoor living and alfresco dining.

The residence continues to impress with a living room bathed in natural light from a large bay window, centred around a charming open fireplace with a decorative surround. For quieter moments, a dedicated reading room serves as a perfect snug or home office, while the practical needs of a large estate are met by a downstairs cloakroom, a formal dining room for sophisticated gatherings, and a functional wing containing an office, second utility space, and boot room. The heart of the home is the recently updated kitchen, thoughtfully designed around a striking central island and featuring a traditional Rayburn multi-fuel range alongside modern integrated appliances. A window overlooking the rear courtyard provides a picturesque backdrop for everyday family meals, while a secondary utility room further enhances the home's practicality.

The first floor, accessed by dual staircases to enhance privacy, houses six substantial bedrooms and five bathrooms. The master suite is a private haven enjoying far-reaching views through an elegant bay window, complete with a walk-in dressing room and a spacious en suite shower room. Four additional double bedrooms, each featuring its own fireplace, share four further bathrooms, with one bedroom large enough to serve as a second principal suite. The second floor has been intelligently designed as a self-contained two-bedroom apartment with its own kitchen and living room, benefiting from a private external spiral staircase that makes it ideal for guests or as a premium holiday let.

Further versatility is found in the annexe, which can be accessed through a private external entrance or via an internal door to function as part of the main house. This space includes a welcoming entrance hall leading to a spacious living/dining room and a ground-floor bedroom with patio doors opening directly to the garden. A second ground-floor bedroom and a Jack and Jill style shower room complement a well-equipped kitchen. The first floor of the annexe offers even more flexibility with a second kitchen and four additional rooms that can be adapted into bedrooms or offices, supported by a family bathroom, a separate shower room, and an additional WC.

The estate is further enhanced by significant outbuildings located just a short walk from the Hall, presenting an outstanding opportunity for development into a boutique retreat or yoga sanctuary. These include an impressive L-shaped barn currently housing a garage, toilet block, and numerous rooms with shower facilities, alongside a secondary cluster of buildings featuring two timber chalets and an additional barn. The grounds themselves are a masterclass in landscape design, featuring a gently curving drive, tiered gardens with manicured lawns, and a full-size tennis court. Occupying approximately 8 acres, the elevated terraces provide a sublime vantage point over the paddocks and the rolling Welsh hills beyond.

Council Tax Band: I (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

### **Rural Serenity with Regional Reach**

Tregynon Hall occupies a private, peaceful setting on the fringes of the picturesque village of Tregynon, offering a secluded retreat that remains effortlessly connected to the region's vibrant hubs. Located just six miles from the market town of Newtown, residents enjoy easy access to essential amenities, from independent boutiques and supermarkets to reputable schools and artisan cafés. The estate serves as a premier gateway to the outdoors; the unspoilt Welsh coastline is just over an hour to the west, while the peaks of Snowdonia National Park provide an endless playground for exploration.

Connectivity is a hallmark of the estate, with the historic town of Shrewsbury reachable in approximately 50 minutes. The major centres of Chester and Birmingham are within a comfortable 90-minute and two-hour drive, respectively. Whether seeking the quietude of a mountain hike or efficient links to the city, Tregynon Hall delivers an uncompromising country lifestyle with superb accessibility.

### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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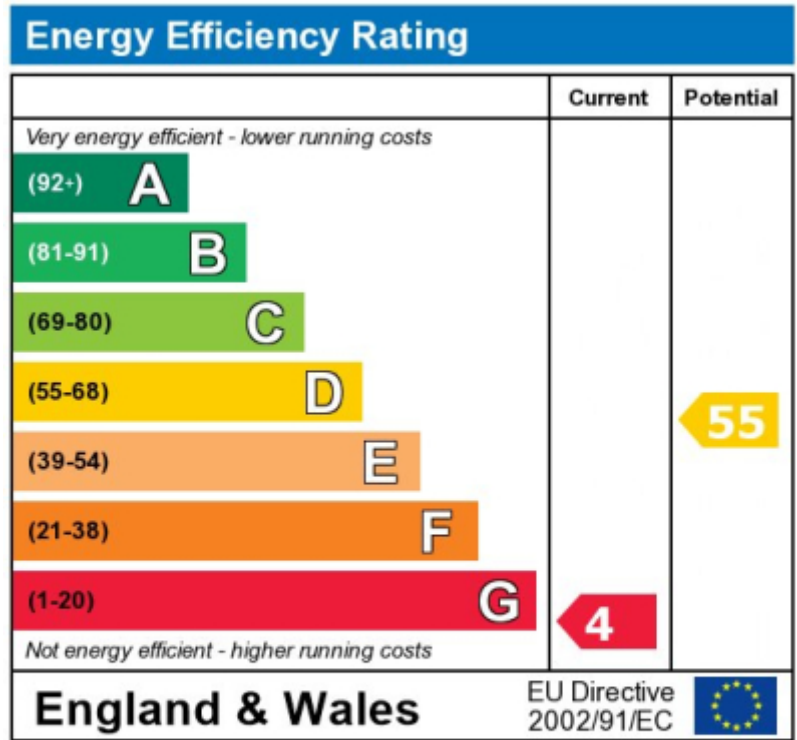
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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