



£625,000 Guide Price

Bryn Haul, Llanidloes

Detached House | 5 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Stunning Panoramic Views
- Spacious Four-Bedroom Detached Residence
- Peaceful Edge-of-Town Location
- Detached Annexe Successfully Operated as a Holiday Let
- Principal Bedroom Suite with En-suite, Kitchenette Area & Private Balcony
- Extensive Landscaped Wildlife Gardens
- Walking Distance to Llanidloes Town Centre, with Excellent Access to Local Amenities & Countryside Walks

Property Description

A beautifully designed 4-bed detached home offering spacious, light-filled accommodation, stunning countryside views & an exceptional income-generating annexe. Set within approx. 1/3 of an acre of landscaped wildlife gardens, this unique property combines modern comfort with tranquillity.

Main Particulars

Bryn Haul is a beautifully designed four-bedroom detached home offering spacious, light-filled accommodation, stunning countryside views and an exceptional income-generating annexe. Set within approximately one-third of an acre of landscaped wildlife gardens, this unique property combines modern comfort with tranquillity, all within walking distance of the charming market town of Llanidloes.

Entrance hall | Kitchen | Utility | Garden room | Lounge | Shower room | Bathroom | Ground floor bedroom | Three First floor bedrooms (two en-suite) | Workshop | One bedroom, self-contained annexe

Newtown 10 miles, Rhayader 10 miles, Llandrindod Wells 16 miles, Aberystwyth 23 miles

Nestled on the edge of Llanidloes, with far-reaching views across the Clywedog Valley and the rolling Mid Wales countryside beyond, Bryn Haul offers a rare combination of contemporary living, established wildlife gardens and versatile accommodation. Thoughtfully designed and maintained to a high standard throughout, this impressive home enjoys a peaceful setting whilst remaining just a short stroll from the town centre and its excellent range of amenities.

Approached via a private driveway leading to ample parking and turning space, the property immediately impresses with its attractive landscaped grounds and carefully planned layout. Large windows and glazed doors throughout the home allow natural light to flood every room, creating a bright and welcoming atmosphere while perfectly framing the surrounding gardens and countryside views.

The accommodation is arranged over two floors and has been designed to flow effortlessly from one room to the next. The entrance hall provides access to a wet room, family bathroom, useful storage cupboards and the principal ground floor accommodation. The lounge enjoys a feature recessed fireplace with fitted shelving and storage, creating a comfortable and inviting space to relax.

Beyond the lounge lies the delightful garden room, where large windows and doors draw the outside in and provide wonderful views over the wildlife ponds and landscaped gardens. Open-plan access leads through to the kitchen and breakfast area, fitted with a comprehensive range of modern units, integrated appliances and a useful pantry. The adjoining utility room offers additional storage and workspace, while a separate workshop provides excellent versatility for hobbies, storage or practical use.

Also on the ground floor is Bedroom Four, complete with fitted wardrobes and direct access to the rear garden, making it ideal for guests, home working or multi-generational living.

The sense of space continues upstairs, where a generous landing leads to three further bedrooms. The principal suite offers an exceptional retreat, featuring fitted wardrobes, an ensuite shower room, a useful kitchenette area and direct access to a second balcony. Designed to take full advantage of the spectacular setting, this impressive space enjoys extensive views across the surrounding countryside and provides excellent flexibility for modern family living.

Bedroom Two enjoys fitted wardrobes, a luxurious ensuite shower room and floor-to-ceiling glazing opening onto a large balcony with glass balustrades. From here, the panoramic views across the gardens, valley and surrounding Welsh hills are simply breath-taking. Bedroom Three completes the first-floor accommodation.

Adding significantly to the property's appeal is Nyth Bryn Haul, a detached annexe completed to a high specification in 2020. Successfully operated as a holiday let, it presents an excellent income opportunity whilst also offering potential for multi-generational living, guest accommodation or home-working space. Designed to make the most of the surrounding wildlife garden, the annexe comprises an open-plan kitchen and living area, a spacious bedroom and a contemporary shower room, all finished to an excellent standard. Large glazed doors open onto a private patio overlooking the gardens and countryside beyond.

Outside, the beautifully landscaped grounds extend to approximately one-third of an acre and have been thoughtfully designed to encourage wildlife and biodiversity. A series of large wildlife ponds connected by a gently trickling stream create a stunning focal point, attracting birds, pollinators and other native wildlife throughout the seasons. Meandering pathways wind through established flower beds, ornamental grasses, herbaceous borders and native hedging, creating a garden that is both visually striking and environmentally conscious.

A timber summerhouse provides a peaceful retreat from which to enjoy the gardens, while additional features include a living willow arbour, timber sheds, potting shed and dedicated motorhome or caravan parking area. The annexe benefits from its own parking area and attractive sedum roof, further enhancing the property's environmentally friendly credentials.

Bryn Haul enjoys the best of both worlds, being just a five-minute walk from the historic market town of Llanidloes, renowned for its distinctive black and white Market Hall, independent shops, cafés and restaurants. The area is surrounded by outstanding natural beauty, with nearby attractions including Clywedog Reservoir, Hafren Forest and the source of the River Severn. Excellent walking and cycling routes pass close by, including Glyndr's Way, the Severn Way and National Cycle Route 8. Rail services are available from Caersws, approximately six miles away, providing connections to Birmingham and London.

Council Tax Band: E (Powys County Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains, Electric

Water supply: Mains

Sewerage: Mains

Broadband: FTTP

Local Area

Llanidloes is a historic market town with a strong sense of community & an excellent range of everyday amenities. The compact, walkable centre offers independent shops, cafés, pubs, supermarkets & leisure facilities, all centred around its iconic black & white Market Hall. The town also benefits from a cottage hospital, GP surgery, dental services, a golf course, & both junior & secondary schools, making it a practical & appealing place for families and retirees alike.

The area is ideal for those seeking countryside living with good connectivity. Llanidloes provides easy access to nearby towns including Newtown and Llandrindod Wells, while larger regional centres are also within reach. For coastal outings, the beaches of Aberystwyth and the beautiful dunes and golden sands of Ynyslas National Nature

Reserve are within easy driving distance. Surrounded by reservoirs, forests and extensive walking routes, the location combines rural tranquillity with outstanding lifestyle appeal.

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.

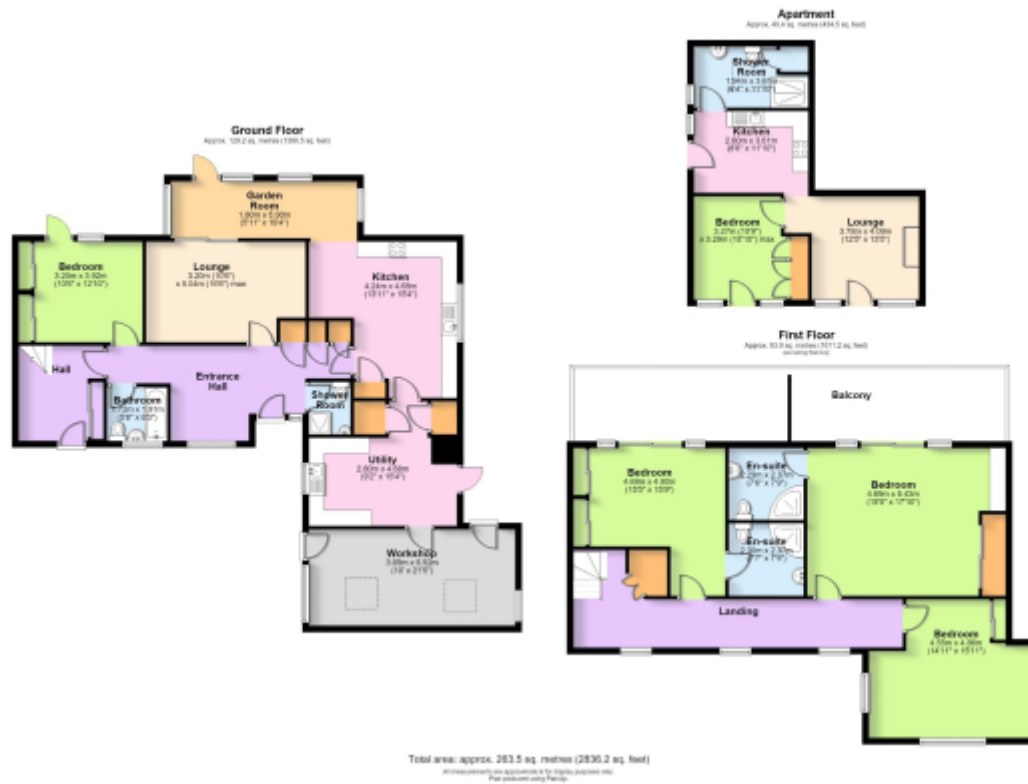
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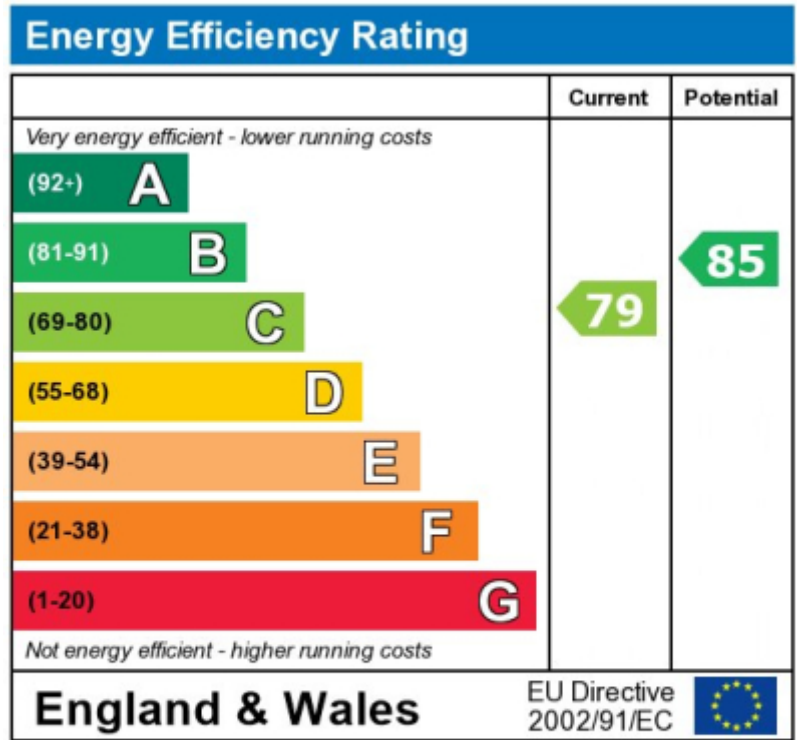
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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