



Pen Y Bryn  
Llandinam, Powys



## An elegantly restored arts and crafts country house with outbuildings, gardens and grounds extending to 2.9 acres

Pen Y Bryn is an elegant and light arts and crafts property with flexible living and entertaining space across three floors. There is the benefit of outbuildings and about 2.9 acres of parkland style gardens and grounds



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**GARAGING**



**2.9 ACRES**



**FREEHOLD**



**RURAL**



**3,863 SQ FT**



**GUIDE PRICE  
£825,000**



### The property

Pen Y Bryn is a majestic and beautifully proportioned family home that has been carefully and stylishly restored over the last thirty years. Reputedly designed and built as the village manse for the Davies Estate of Llandinam, the property dates from 1904.

Pen Y Bryn is a fine example of arts and crafts design and architecture. Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled doors, window reveals, deep carved skirting boards and architraves, fireplaces, feature plasterwork corning and decorative tiled floors. Externally the contemporary wrought iron balcony and wide panelled front door are of significant note, the Welsh slate roof, decorative timbers and leaded windows, some with stained glass and shield details, create an impressive and charming arts and crafts exterior.

The wide front door opens to the formal reception hall where the staircase rises upwards. The dining, sitting, family and drawing rooms all enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The heart of this special home is the breakfast kitchen with Aga and beautiful hand crafted kitchen under contrasting granite worktops.

The useful study, cellar, larder, pantry, shower room and cloakroom with WC complete the ground and lower ground floors. To the first and second floors are six large double bedrooms, one with dressing room offering flexibility for a games/play room/nanny suite. These are complemented by a shower room and bathroom with walk in shower cubicle.



## Outside

Externally, Pen Y Bryn is set within a horticultural oasis of landscaped gardens and grounds extending to 2.9 acres. Mature specimen shrubs, herbaceous planting, rhododendrons, ornamental box hedging and topiary are complemented by well stocked floral borders and lawn areas, including a period croquet lawn, are complemented by al fresco dining areas. The hedged vegetable garden features raised beds, greenhouse and potting shed. The useful paddock is adjacent to the stables and outbuilding.



The gravelled carriage driveway sweeps to a tuning circle in front of the house and double carport. In turn this leads discreetly to the garaging and stabling.



## Location

Llandinam is a village located outside the market town of Newtown benefiting from a vast range of shopping, leisure and recreational facilities, along with easy access to the Welsh hills. The larger village of Caersws offers a train station to Shrewsbury and Aberystwyth.



## Distances

- Newtown 10 miles
- Welshpool 22 miles
- Aberystwyth 36 miles
- Aberdovey 37 miles
- Shrewsbury 41 miles
- Ludlow 43 miles

## Nearby Stations

- Caersws

## Key Locations

- Maldwyn Leisure Centre
- Dolerw Park
- River Severn
- Aberystwyth Arts Centre
- National Trust-Powis Castle

## Nearby Schools

- Llandinam School
- Caersws School
- Ysgol Dyffryn Trannon
- Shrewsbury School
- Shrewsbury High School GDST
- Shrewsbury College
- Prestfelde Preparatory School





## Floorplans

House internal area 3,863 sq ft (359 sq m)  
For identification purposes only.

## Directions

Post Code SY17 5DA  
///what3words anitmates.rainy.bearable

## General

Local Authority: Powys Council

Services: Mains electricity, water and drainage. Oil fired AGA and central heating. Central vacuum system.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

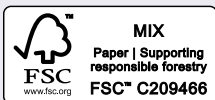
Agents note: The freestanding dresser in kitchen is not included in the sale.

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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