



Melyniog Hall and Cottage, Llansantffraid  
Welsh Borders **SY22 6AX**

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# Melyniog Hall, Llansantffraid, Welsh Borders **SY22 6AX**

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A Georgian country house with cottage and glorious parkland situated on the Shropshire/Powys border.

## Summary of accommodation

### Ground Floor

Entrance hall | Breakfast room | Dining room  
Morning room | Drawing room | Family kitchen  
Larder Cloakroom | Utility room | Back kitchen  
Boot room | Cellars | Three staircases

### First Floor

Seven double bedrooms | Dressing room  
Three family bathrooms

### Attic

A further attic room and games rooms

### Melyniog Cottage

Sitting room | Kitchen | WC | Study | Two bedrooms  
Bathroom

### Gardens and grounds

Wide range of outbuildings with huge potential Garages |  
Stables | Fields Orchards | Pond  
About 24.73 acres in total

### Tenure

Freehold

### Listing

Grade II listed

### Local authority

Powys Council

### Council tax

Hall - band H. Cottage - band D.

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## Situation

The property is situated near to Oswestry, on the edge of the village of Llansantffraid-ym-Mechain. The village offers all of the day- to-day amenities required including supermarkets, pubs, restaurants, a petrol station, a post office and much more. Oswestry, Welshpool and Shrewsbury are a short distance away, all providing a wider shopping experience, entertainment and transport links including direct trains to Birmingham airport. Mid Wales Airport is approximately 14 miles away and the M54, 29 miles.

Schooling in the area is good with a primary school in Llansantffraid and secondary school in Llanfyllin. For the private sector, there is an excellent choice including Oswestry School, Moreton Hall, Packwood Haugh, Shrewsbury School and Ellesmere College, which are all within easy driving distance.

## Distances

Llansantffraid-ym-Mechain 0.5 of a mile, Oswestry 8 miles, Welshpool 11.3 miles, Shrewsbury 19 miles, Chester 34 miles.

## Directions

From the centre of Llansantffraid drive towards Oswestry on the A483. Melyniog Hall is on the left hand side 100 yards after the speed restriction ends. There are two white stone posts on either side of the drive which is flanked by trees.

What3words: [///explores.devoured.saun](https://www.what3words.com/explores.devoured.saun)

## Melyniog Hall

Melyniog Hall is an outstanding Grade II Listed country house standing within 24.73 acres of beautifully established gardens, grounds and fields. The property has been occupied by the same family since 1939. It is situated on the edge of the rolling Welsh Marches with fabulous views over the Shropshire plains. The property is steeped in history, including an inscription in the kitchen window dating back to 1815 Battle of Waterloo. Melyniog Cottage and a range of outbuildings offer tremendous opportunity, providing the estate with the potential to offer comfortable multi-generational living. The house is almost entirely of brick construction, the centre being Georgian with Victorian and modern additions. Whilst offered as combined package, a buyer could sub divide the estate if required, with the cottage and buildings standing in their own grounds away from the Hall itself.

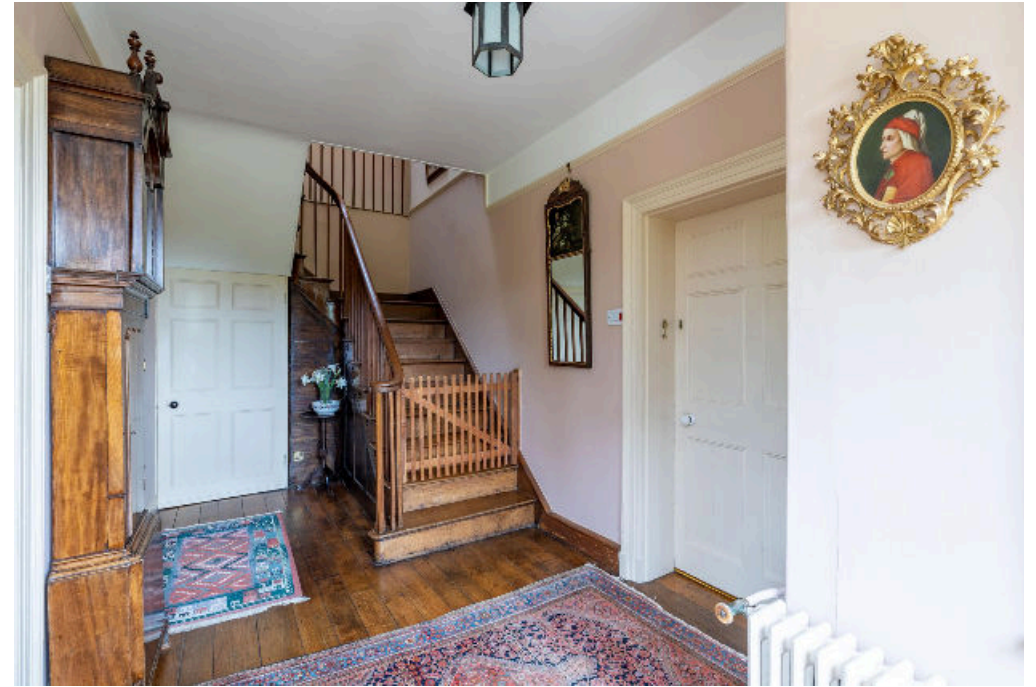
The ground floor comprises four superb reception rooms, which boast a wealth of original features with excellent ceiling heights and proportions. The morning room and the breakfast room both have the most beautiful large bay windows that enjoy exceptional views of the gardens. The dining room is triple aspect and has doors leading onto the terrace, ideal for seasonal al-fresco dining and entertaining. The elegant and spacious drawing room has a useful lean-to greenhouse. The kitchen is fitted with integrated units and has a traditional oil-fired AGA and quarry tiling. Adjacent to the kitchen is the large larder with slate flooring, the utility room with an original bread oven and the large boot room. There are two cloakrooms on the ground floor. The property benefits from tremendous cellar space.

A beautiful original oak staircase gives access to the first floor. There are also two further staircases, allowing the house to be naturally divided into separate areas, should this assist with multi-generational scenarios. The first floor consists of seven spacious bedrooms, a dressing room and three family bathrooms. On the second floor there are extensive attic rooms, including a games room.







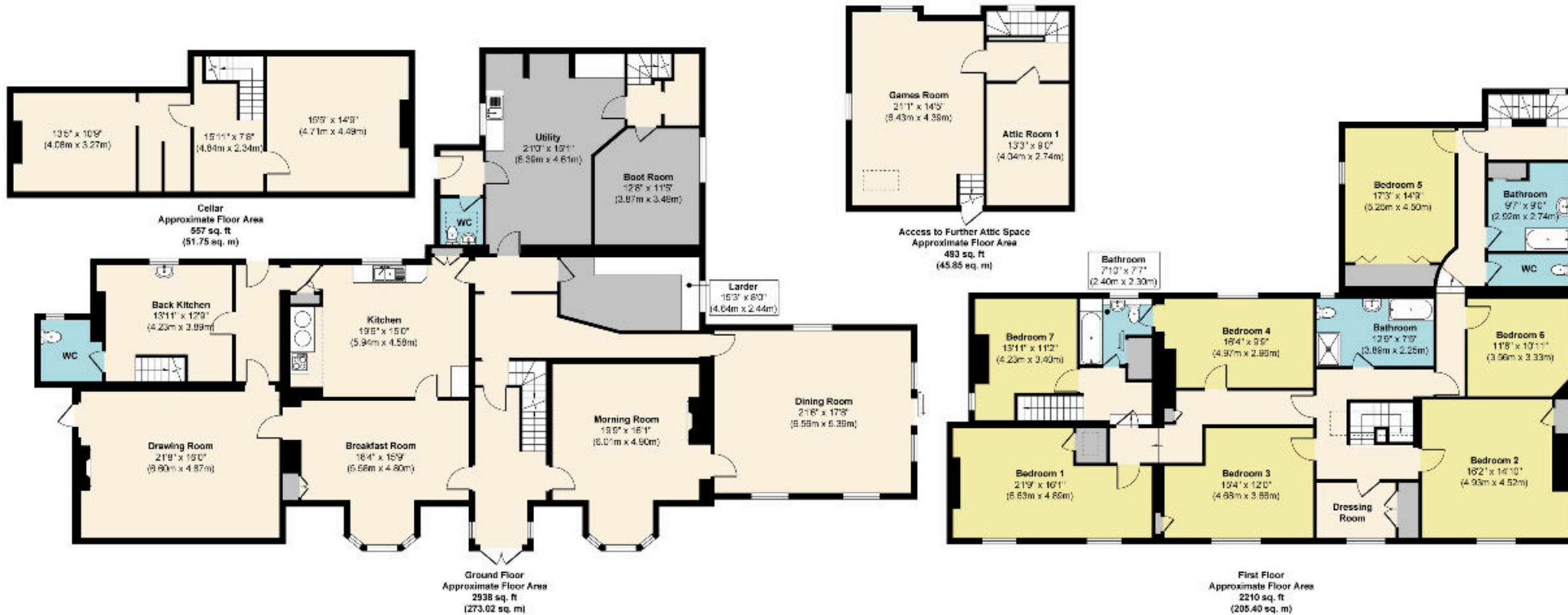
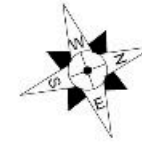


A well presented property, retaining warmth, charm and character.



# Melyniog Hall

Approximate Gross Internal Floor Area  
576.04 sq m / 6200 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated May 2022. Photographs and videos dated May 2022.

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## Melyniog Cottage

Melyniog Cottage is a characterful Grade II listed two-bedroom cottage which can be used for multiple uses including assured shorthold tenancy, holiday letting, multi-generational living and much more. The cottage has many original features and comprises a kitchen, a sitting room, a study, two spacious bedrooms and a bathroom. A conservatory overlooks the private garden. There is a single garage adjoining the cottage.

## Gardens and Grounds

The gardens and grounds at Melyniog Hall extend to around 24.73 acres. The landscaped gardens are mainly laid to lawn, with superbly well-stocked herbaceous borders and shrubberies. The arboretum has been specifically planted to attract a variety of insect, butterfly and birdlife. There are numerous mature tree interspersed throughout the grounds and there are two orchards, providing a variety of fruit trees. There is a large terrace area which includes a built in BBQ, and an impressive gravelled drive to the front of the property.

The substantial range of outbuildings at Melyniog, includes a large workshop, stables, garages, potting shed and much more. All of these outbuildings are of brick construction and/ or stone construction and could be converted into further accommodation or office space (subject to the necessary consents).

## Property Information

Services: Mains electricity and water. Private water available if preferred. Private drainage. Oil fired central heating.

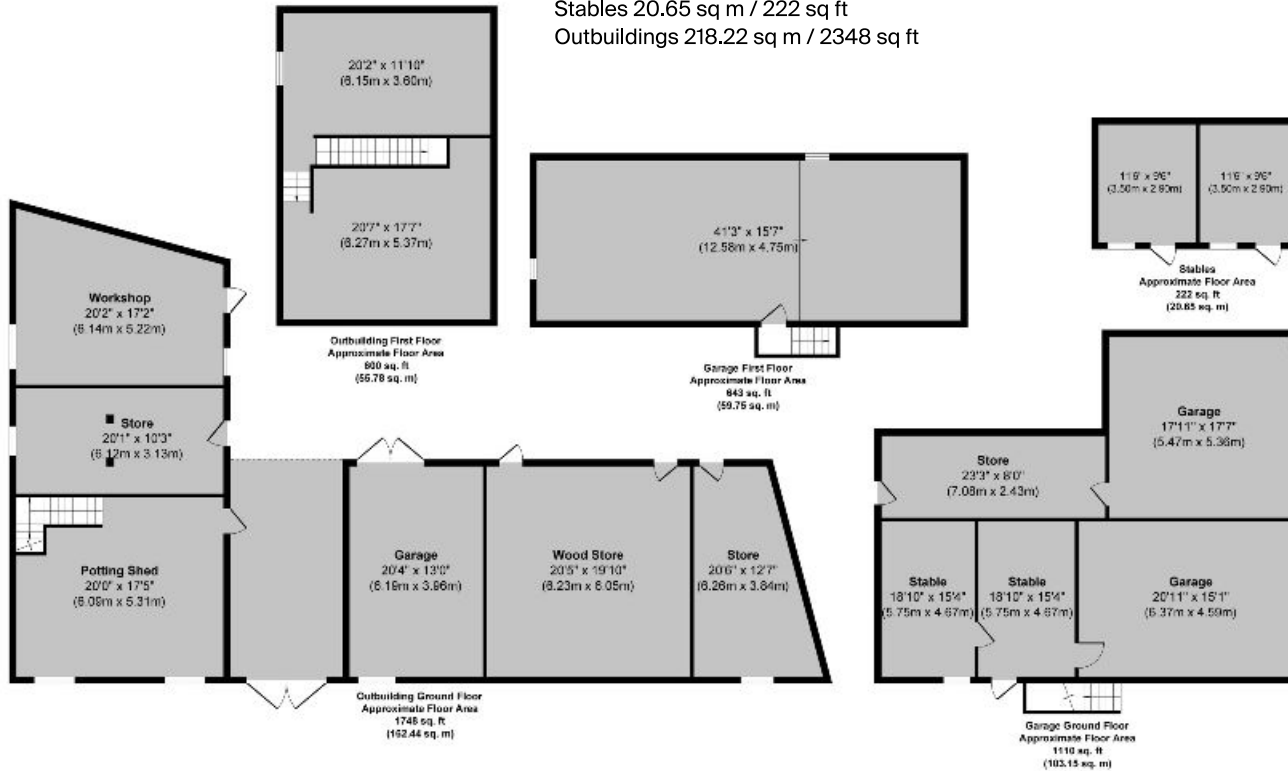
Agents Notes: There is a public footpath across the north of the land, please speak to the agent for further information.





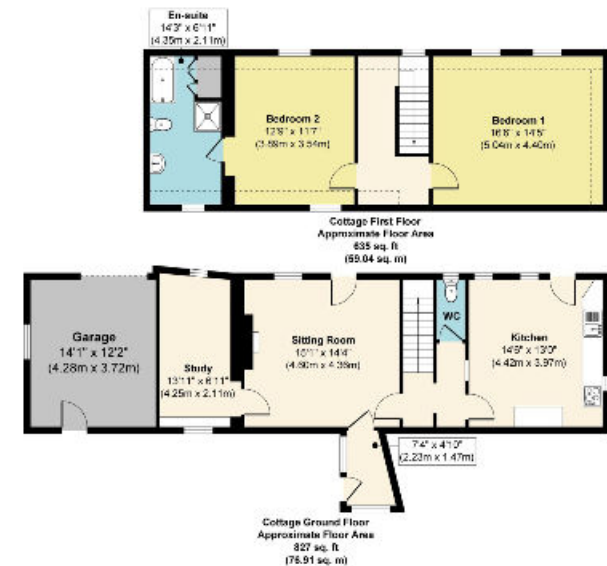
# Additional buildings

Approximate Gross Internal Floor Area  
 Garage 162.91 sq m / 1753 sq ft  
 Stables 20.65 sq m / 222 sq ft  
 Outbuildings 218.22 sq m / 2348 sq ft



# Melyniog Cottage

Approximate Gross Internal Floor Area  
 135.96 sq m / 1463 sq ft



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**Key**  
 — Public Footpath  
 Total Area (10.01 ha / 24.73 ac)

## Melyniog Hall



Location ST 070 128  
 Scale 1:3,500 @ A4  
 Drawing No. W17223-02  
 Date 28.03.23

The Mapping Company, Little Cutsey, Cutsey, Taunton, Somerset, TA3 7NY  
 Tel: 01823 421354 Email: patrick@mapping-company.co.uk

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