



Cringoed Isaf and The Barn, Llanerfyl, Powys

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# Cringoad Isaf and The Barn, Llanerfyl, Powys **SY21 0JG**

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A unique offering comprising two detached properties standing in a truly peaceful and private location with up to 16 acres available.

## Summary of accommodation

### Main house ground floor

Porch | Kitchen/breakfast room | Snug  
Sitting room | Pantry | Bathroom

### First floor

Principal bedroom | Shower room | Three further bedrooms

### The Barn ground floor

Kitchen/breakfast room | Sitting room | Dining room

### First floor

Principal bedroom with en suite shower | Two further bedrooms | Bathroom

### Gardens, grounds, and outbuildings

Mature gardens | Paddocks | Meadows | Woodland  
River access | Wildlife pond | Steel framed barn |  
Greenhouse | Garden sheds.

A pre-planning application has been undertaken for the construction of three holiday chalets within the grounds.

Lot 1 - approximately 12.58 acres

Lot 2 - approximately 3.35 acres



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## Situation

Situated just over four miles from the village of Llanerfyl, Cringoad Isaf enjoys access to the Banwy Valley and surrounding hills. The area is noted for its great beauty, wonderful walks and rides and easy accessibility to the Snowdonia National Park and coast. Nearby Welshpool sits in the upper reaches of the Severn Valley and provides an excellent range of local amenities as well as a range of restaurants, local inns and cafes. Road networks in the area are good, and a local rail service can be found at Welshpool and connects to intercity services at Shrewsbury, Birmingham, Chester and Hereford. Primary and secondary schools can be found at Llanfair Caereinion, Llanfyllin, Welshpool and Newtown.

## Distances

Llanerfyl 4.3 miles, Welshpool 18 miles, Machynlleth 22.6 miles, Shrewsbury 36.9 miles, Chester 55 miles. (Distances are approximate)

## Cringoad Isaf

Cringoad Isaf is a unique offering comprising two detached properties standing in a truly peaceful and private location surrounded by the spectacular Welsh countryside.

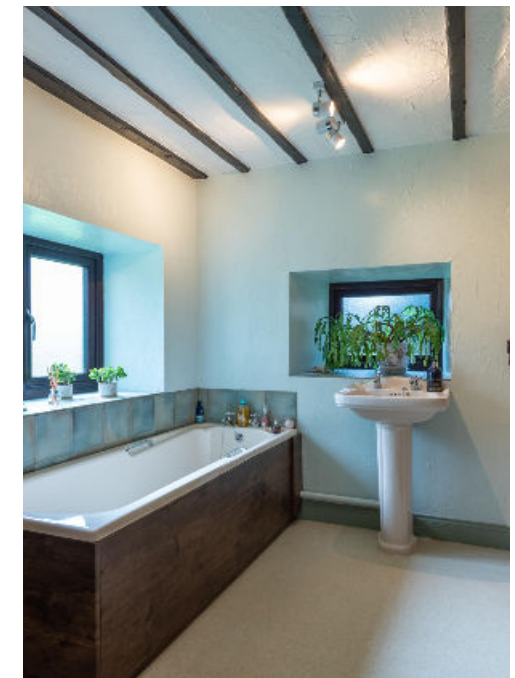
The main house is a historic stone Welsh cottage which has been sympathetically renovated and extended by the current owners. The cottage retains a number of period features, including exposed stone walls and solid floors, along with two wood burning stoves. The property has a wonderful flow of well-centered accommodation with the kitchen breakfast room and snug found in the older part of the house to the front, with an extended rear inner hallway connecting to the sitting room which has impressive views over the grounds.





Completing the ground floor accommodation of the main house is a good sized walk-in pantry and a family bathroom with exposed stone wall.

The first floor has four bedrooms, most notable being the principal bedroom, which is found within the extended part of the property and has tall semi-vaulted ceilings and views over the gardens and beyond. Completing the first floor is a well equipped shower room.





## The Barn

Standing adjacent to the primary residence, this property was completed by the current owners in 1997 and provides wonderful light living accommodation, which includes a kitchen/breakfast room, sitting room and dining room, with a large doubled sided wood burning stove serving both reception rooms. The first floor has three bedrooms and two bathrooms (one en suite). The property retains complete independence from the main house with its own outdoor areas and services. The property is classed as ancillary accommodation to the main house and could be used for a number of purposes, including multi-generational living or as a holiday let.

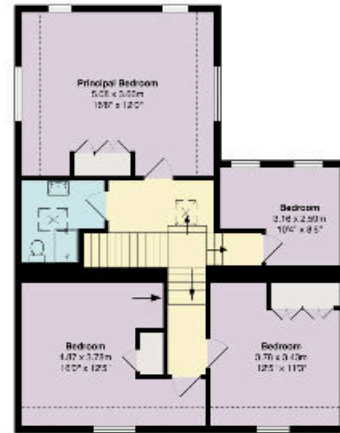


# Cringoed Isaf

Approximate Gross Internal Floor Area  
106 sq m / 1149 sq ft



Cringoed Isaf; Ground Floor



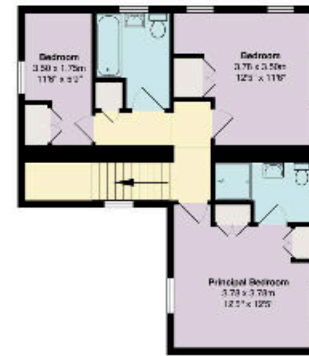
Cringoed Isaf; First Floor

# The Barn

Approximate Gross Internal Floor Area  
165 sq m / 1784 sq ft



The Barn; Ground Floor



The Barn; First Floor

# Barn

Approximate Gross Internal Floor Area  
62 sq m / 667 sq ft



Barn

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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated July 2023.

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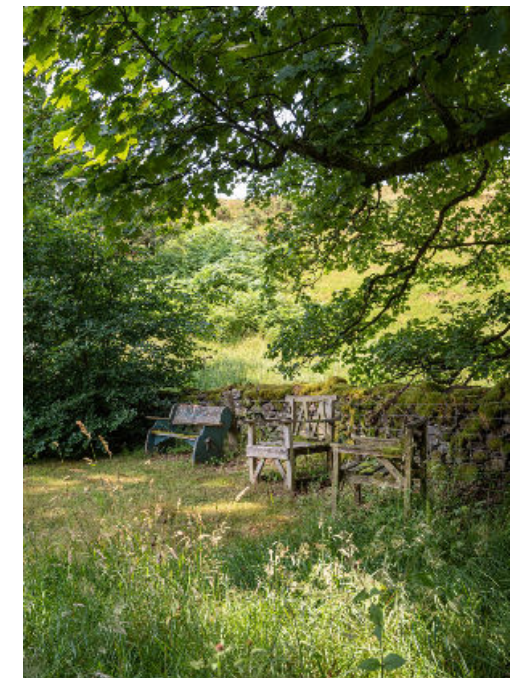




## Gardens and land

Surrounding the two properties are beautifully landscaped and private gardens consisting of several areas, including formal lawns, meadows, a productive kitchen garden, and access to the river that flows through the land from south to north. There are a number of hidden and secluded patio and seating areas within the grounds providing an excellent choice for alfresco dining and outdoor entertainment. Most notable is the flagged terrace to the rear of the main house, accessed via the sitting room.

Beyond the formal grounds are approximately 10 acres of pasture and woodland divided into useful paddocked areas with separate road access. This ground provides wonderful country walks and productive grazing land if required.



A small area of the pasture has recently been fenced and "re-wilded" . Within this re-wilded area is a stunning natural wildlife pond providing a haven for wildlife and habitats, with the owners noting a number of bird life, dragon flies, butterflies and newts nearby. Standing away from the two properties accessed off the main drive is an impressive galvanised steel framed barn standing on a concrete pad with an aggregate and concrete turning area. This building is divided into a number of useful bays and has water and electricity connections.

Approximately half a mile to the south-west of the property is a further lot of circa 3.3 acres, which has recently been re-planted with hundreds of deciduous trees. This lot is available by separate negotiation.

The current owners have undertaken a pre-planning application which proposes the construction of three holiday chalets within the grounds. Please speak to the agent for further information.



# Cringoed Isaf, Llanerfyl, Welshpool, Powys

## Tenure

Freehold

## Services

Oil fired central heating. Private drainage via septic tank. Mains electricity and private water fed by spring.

## Local Authority

Powys county council.

## Council Tax Band

Main house band E. Ancillary accommodation band F.

## Energy performance certificate

Main House rating F. The Barn rating E.

## Directions (Postcode SY21 0JG)

From Llanerfyl, head south-west sign posted to Talerddig and continue along this road for approximately 3.7 miles. Take the left fork 100 metres after the red phone box. Continue down the hill where you will see a galvanized gate in front of you on a 90-degree left-hand bend. Pass through this gate (make sure it is shut behind you please) and continue along this road, passing over the cattle grid. When the road changes from tarmac to gravel, pass over the ford and the wooden gate for Cringoed Isaf will be found over the bridge in front of you.

What3words: ///history.heightens.forensic

