



**FOR SALE**

Auction Guide Price £175,000 - £200,000

Brynffynon, Sarnau, Llanymynech, SY22 6QN

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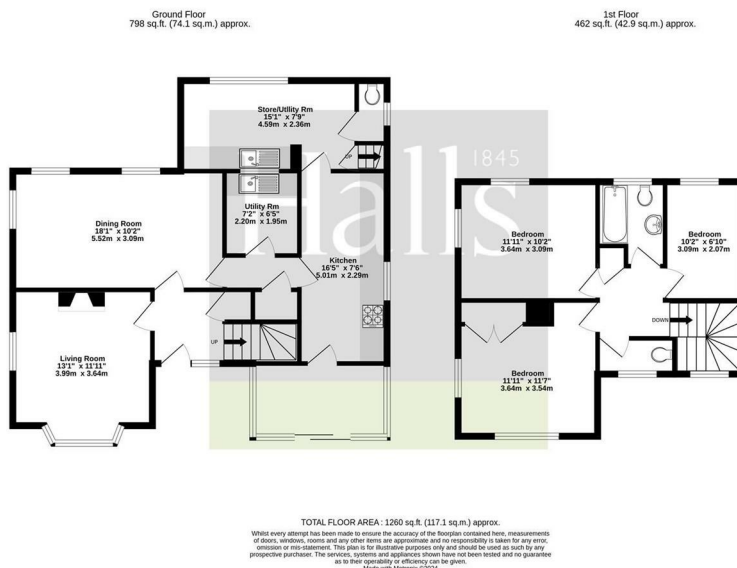
A well-proportioned to-be detached three-bedroom family home situated within generous gardens with extend to around 0.28ac, all now offering excellent potential for comprehensive modernisation, peacefully situated against a backdrop of open countryside on the perimeter of Sarnau.





Welshpool (8.5 miles), Oswestry (10.5 miles), Shrewsbury (17 miles)

All distances approximate



- To-Be Detached
- Family Home
- Requiring Comprehensive Modernisation
- Generous Gardens w/Open Aspect to the Rear
- Parking
- Edge of Village Location

## DESCRIPTION

Halls are delighted with instruction to offer Brynffynnon in Sarnau for sale by public auction

Brynffynnon is a to-be detached three Bedroom family home providing over 1,250 sq ft of well proportioned and flexibly arranged living accommodation situated across two generous floors, all of which now offers excellent potential for modernisation and improvement, whilst comprising, on the ground floor and Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, and Laundry/Store, together with three first floor Bedrooms and a family Bathroom.

The property is positioned within generous gardens which extend to around 0.28ac and, again, provide exciting opportunity for landscaping in order to become a wonderful accompaniment to the home, with Brynffynnon enjoying an elevated position affording it far-reaching views to the rear across open farmland.

## SITUATION

Brynffynnon is situated on the edge of the rural Hamlet of Sarnau in the heart of attractive unspoilt countryside. Whilst enjoying this quiet/rural location it is within easy motoring distance of the border towns of Oswestry (10.5 miles) and Welshpool (8.5 miles) both of which, have an excellent range of local Shopping, Recreational and Educational facilities. The county town of Shrewsbury is also within a short drive (17 miles) and has a more comprehensive range of amenities of all kinds.

## SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools, including Arddleen C.P School, Trefnanney School, Guilsfield C.P. School, Llandysilio C.I.W. School, Llansantffraid C.I.W.A. School, Welshpool Church in Wales Primary School, and Welshpool High School.

## THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 3.99m x 3.64m

Dining Room: 5.52m x 3.09m

Kitchen: 5.01m x 2.29m

Utility Room: 2.20m x 1.95m

Laundry/Store: 4.69m x 2.36m

Cloakroom:

- First Floor -

Bedroom One: 3.64m x 3.54m

Bedroom Two: 3.64m x 3.09m

Bedroom Three: 3.09m x 2.67m

Family Bathroom:

## W3W

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## BARN AND PADDOCK

An, at present, adjoining barn with planning consent for conversion into two open-market dwelling, and a circa 0.33ac paddock, the latter situated to the east of the barn, will also be offered within the same sale.



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



#### **N.B.**

The purchaser of the adjoining barn will be required to remove the "link" between the barn and Brynffynnon within 90 days of completion and to erect a boundary on the western perimeter within 90 days. Further details are outlined within the sales contract.

#### **SERVICES**

We are advised that the property benefits from mains electric. Drainage is to a private system and water is provided by a well.

#### **TENURE**

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

#### **LOCAL AUTHORITY**

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

#### **BOUNDARIES, ROADS, AND FENCES**

The purchaser (s) shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent will be responsible for defining the ownership of the boundary fences and hedges.

#### **EASEMENTS AND RIGHTS OF WAY**

The property is sold subject to all existing wayleaves of electricity, pipelines, and all public rights of way whether specified or otherwise.

#### **METHOD OF SALE**

The property will be offered for sale by Public Auction on Friday 28th November 2025 at Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR at 2pm. The Auctioneers, as agents for the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to Auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

#### **CONTRACTS AND LEGAL PACK**

The property will be sold subject to the Special Conditions of sale, which are not to be read at the time of sale, but will be available for inspection at the offices of the vendors solicitors: Mr M Daly of Rowlinsons, Solicitors, of Rowlinson House, Clifton Road, Sutton Weaver, Runcorn, WA7 37F or at the Auctioneers offices, Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602, prior to the date of the auction. The purchasers will be deemed to bid on those terms and conditions and shall be deemed to purchase with full knowledge thereof, whether he/she has read the Special Conditions of sale or not.

#### **BUYER'S PREMIUM**

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, in addition to the purchase price and due on the day of Auction, which has been set at 2.5% of the purchase price, plus VAT or a minimum fee of £3000, plus VAT (£3,600). This will apply if the property is sold before, at or after the Auction.

#### **\*IMPORTANT\* AML**

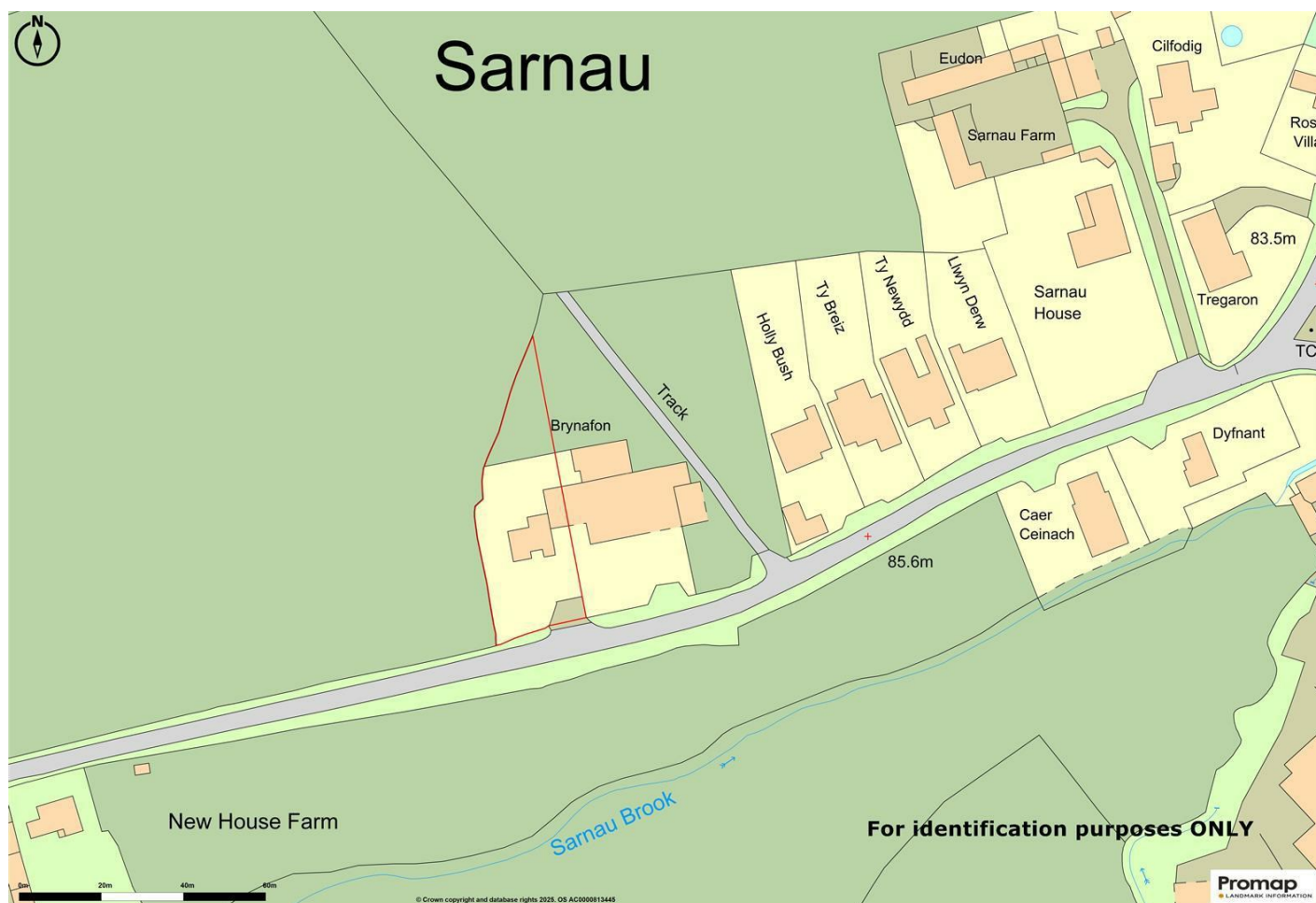
Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obligated to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit [www.hallsgb.com/aml-requirements](http://www.hallsgb.com/aml-requirements).

#### **VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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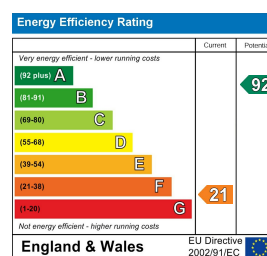
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Ratings



01691 622602

**Ellesmere Sales**

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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