



TRAWSCOED HOUSE

GUILSFIELD | WELSHPOOL | SY21 9NF

Arda lin Arddiven 3
Croeswallt Oswestry 12 (A483)
Y Trallwng Welshpool (A490)





TRAWSCOED HOUSE

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Welshpool 3.1 miles | Oswestry 12.8 miles | Wrexham 16.8 miles | Shrewsbury 20.1 miles | Chester 39.8 miles
(all mileages are approximate)

AN IMPRESSIVE GRADE II LISTED FAMILY HOME WITH GENEROUS ROOM PROPORTIONS AND PRIVATE REAR GARDEN

Grade II listed three storey family home with cellar
Generous formal reception rooms with high ceilings
Large garden room to the rear with underfloor heating
Village centre location and on bus route
Close to all local amenities yet offering a high degree of privacy



Welshpool Office

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Viewing is strictly by appointment with the selling agents

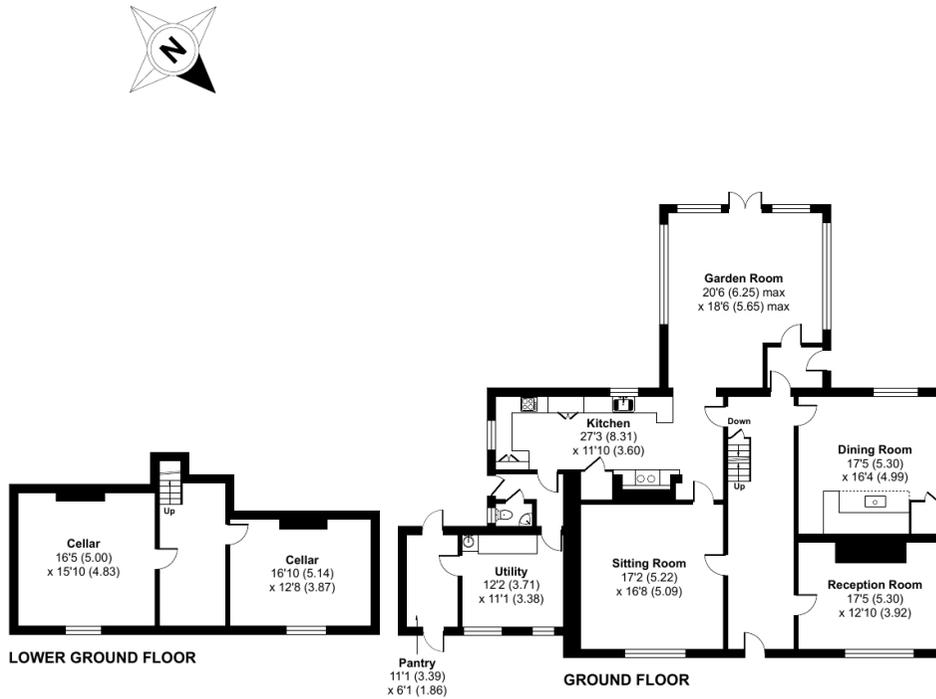
GENERAL REMARKS

Trawscoed House occupies a central yet discreet position within the highly regarded village of Guilsfield. Despite its convenient location, the property enjoys a notable degree of privacy with village amenities only a short walk away. The village benefits from a well-regarded primary school, local shop and church all within easy walking distance. The property is also conveniently positioned on a regular bus route. The nearby market town of Welshpool provides a wider range of services, together with a local railway station, while the national rail network is accessible from Shrewsbury. The regional centres of Welshpool, Shrewsbury and Oswestry are all within comfortable driving distance, offering excellent connectivity and amenities.

The accommodation provides a series of well-proportioned and characterful reception rooms. A welcoming entrance hall features a period turned staircase rising to the first floor. The principal sitting room is generously sized, with a high ceiling and a large sash window that floods the room with natural light.

In addition, there is a substantial study with dual-aspect windows, complimented by an inset electric fire set within a period timber surround. To the rear of the hall lies a formal dining room of impressive scale, centred around an inglenook fireplace with a period surround and Jøtul stove, creating a particularly atmospheric space for entertaining. A side entrance porch provides access to both the main entrance hall and the garden room, creating a natural sense of flow through the house. A door from the hall leads down to the cellar, which comprises two generous rooms offering excellent additional storage or the potential for use as an informal entertaining or leisure space.

The kitchen has been comprehensively remodelled and is fitted with a bespoke Kenton Jones kitchen complimented by polished granite work surfaces. Appliances include an AGA range cooker, inset ceramic sink, microwave combination oven and electric hob, American Fridge and integrated freezer...



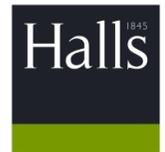
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1408539

... together with a breakfast bar providing informal seating. The kitchen flows seamlessly into the garden room benefiting from a tiled floor with underfloor heating and French doors opening directly onto the entertaining terrace. Just off the kitchen lies a side entrance hallway giving access to a cloakroom/ W.C. and a utility and boiler room, notable for its vaulted ceiling and exposed wall timbers.

Arranged off a generous first-floor landing are three well-proportioned bedrooms and a spacious family bathroom. The principal bedroom suite benefits from a range of built-in wardrobes, a dressing table and a refitted ensuite shower room. The second bedroom also features a built-in wardrobe and its own ensuite shower room, making it ideal for guests or family use. The second floor provides three further generous bedrooms together with a shower room, separate W.C. and a useful store room.

Approximate Area = 5454 sq ft / 506.7 sq m

For identification only - Not to scale





GARDENS

Trawscoed House is centrally positioned within the village, enjoying a highly convenient location within easy walking distance of local amenities. To the front of the property is off-road parking with further potential to extend parking along the side of the house (subject to any necessary consents).

The rear garden is a particular feature of this distinctive family home, thoughtfully landscaped with well-stocked borders showcasing a variety of established trees, perennials, shrubs, bulbs and Evergreens.

A mature hedge along the side boundary provides a high degree of privacy, remarkable for such a central village location. The garden also benefits from a covered block-paved entertaining area for all-year use, a wraparound paved patio, external power points, shed, greenhouse and oil tank. A standout feature is the centrally positioned Magnolia tree which provides an annual display of exceptional beauty.

METHOD OF SALE

The property is offered for sale by private treaty for offers in the region of £675,000.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, drainage, oil central heating and gas mains (connected to the AGA). None of these services have been tested by Halls.

EPC

Rating - E

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
Council Tax Band – H

DIRECTIONS

Postcode for the property is SY21 9NF
What3Words Reference: lushly.backpacks.harp

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



