



Garthmyl Hall, Garthmyl  
Montgomery, Powys, SY15 6RS  
Guide price £1,000,000

Halls <sup>1845</sup>

# Garthmyl Hall, Garthmyl

## Montgomery

AN EXCEPTIONAL GRADE II LISTED  
PROPERTY SET IN THE BEAUTIFUL  
MONTGOMERYSHIRE COUNTRYSIDE

Viewing: Strictly by prior appointment with  
the sole Selling Agents Welshpool Office.

### DESCRIPTION

Garthmyl Hall comprises an excellent example of a Grade II Listed Georgian Manor House set in a stunning parkland setting with traditional walled garden to rear.

The site was originally occupied by a large timber-framed mansion built in the late 1600's, however, in 1762 it was replaced by the current house. In 1859 the house was substantially re-modelled by a Mr. James K Colling for a Major Gould into, what is now described as, a fine example of an "Italianate Country House". Garthmyl Hall was first listed on 26th October 1953.

Garthmyl Hall boasts 8,385 square feet of comfortable period accommodation including 4 generous reception rooms, a large kitchen and a useful number of ancillary domestic rooms, together with a fantastic wine cellar. The first floor offers 8 en-suite bedrooms with feature master bedroom suite. There is also a most useful 2 storey 1 bedroom/1 reception room flat incorporated within the main house and ideal for a house keeper/staff.

Garthmyl Hall sits prominently amongst just under 5 acres of parkland gardens and grounds, and includes a traditional walled garden, together with a range of domestic outbuildings and courtyard to the rear of the house.

The Hall is now in need of some repair to the roof structure.

### GARDENS AND GROUNDS

The property sits amongst approximately 4.957 acres of lawned gardens, grounds and woodland, and also comprises the original brick walled garden. There are a number of glorious mature trees dispersed around the gardens and grounds.

### SITUATION

The property is ideally situated between Welshpool and Newtown, overlooking the renowned Severn

Valley allowing for superb countryside views. The property is conveniently situated for easy access to both Newtown and Welshpool and in turn on from Welshpool to Oswestry, Chester or Shrewsbury, Telford and the Midlands giving good access to centres of employment. Both Welshpool and Newtown have a good range of amenities and schools to cover all ages. The larger towns of Shrewsbury & Chester offer a more comprehensive range of facilities and are all within an hour's drive. The area is noted for its natural beauty and wealth of native species of wildlife and the property provides an ideal location to bring up children.

### EDUCATION

There are a good range of educational establishments situated within a reasonable driving distance. For the early stages, there is a well regarded nursery within walking distance, a number of local Primary Schools within a short drive, and Sixth Form Colleges at Shrewsbury and Ludlow. For those seeking to go down the route of independent schools, there are three good preparatory schools within a 25 mile radius and for older children Shrewsbury School, Oswestry School and Ellesmere are all within a reasonable driving distance.

### BUSINESS POTENTIAL

Garthmyl Hall offers commercial possibilities as well as residential, having been used as an upmarket Guest House in the past. There are possibilities for use as a wedding venue, Conference Centre, Boutique Hotel, Old Person's Home or as an out of town office location. All uses will of course be subject to Local Planning Authority Consents.

### THE DIRECTIONS

From Welshpool proceed on the A483 Newtown Road. Pass the turn for Berriew and proceed into the village of Garthmyl. On entering the 50mph zone, and after passing the Nags Head restaurant on your right hand side, you will find the entrance driveway to the property on the right just before the

national speed limit signs. Follow the driveway around to the left which will lead up to the property.

### SERVICES

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: (01938) 552 828

### TAX BANDING

The property is in band 'I'.

### LISTING

Grade II Listed.

### ENERGY PERFORMANCE RATING

In accordance with Government legislation there is no requirement for this property to have an Energy Performance Certificate produced, as it is a Listed building.



### ENERGY PERFORMANCE RATINGS

In accordance with Government legislation this property has had an Energy Performance Certificate produced, the resulting ratings are as follows:



GARTHMYL HALL



88.4m

SALE PLAN

Midwest Property, 81 Lincoln Street, EBBW, 43 (right reserved)  
Lancaster Road, GANESBURY, PLYMOUTH, PL15 1JH



Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH  
 Tel 01938 555 552 Fax 01938 554 891  
 Email [welshpool@halls.to](mailto:welshpool@halls.to)

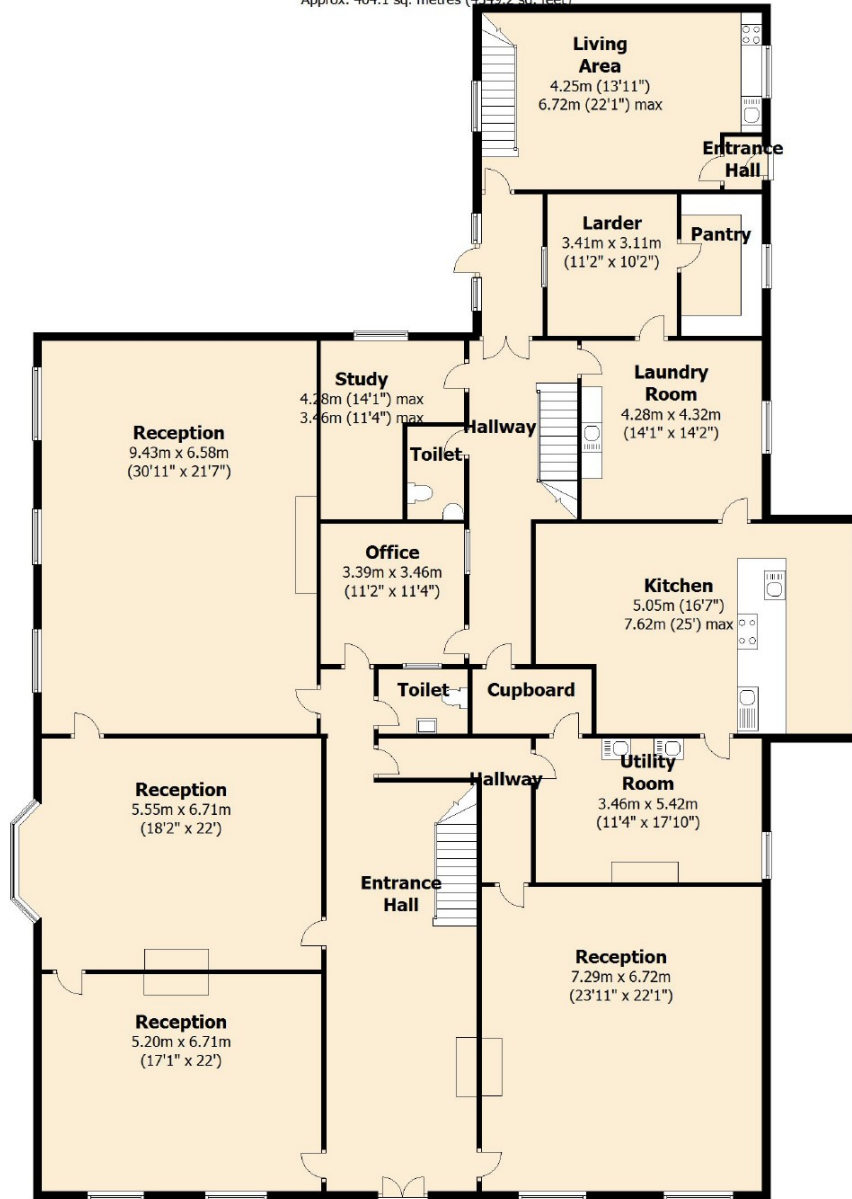


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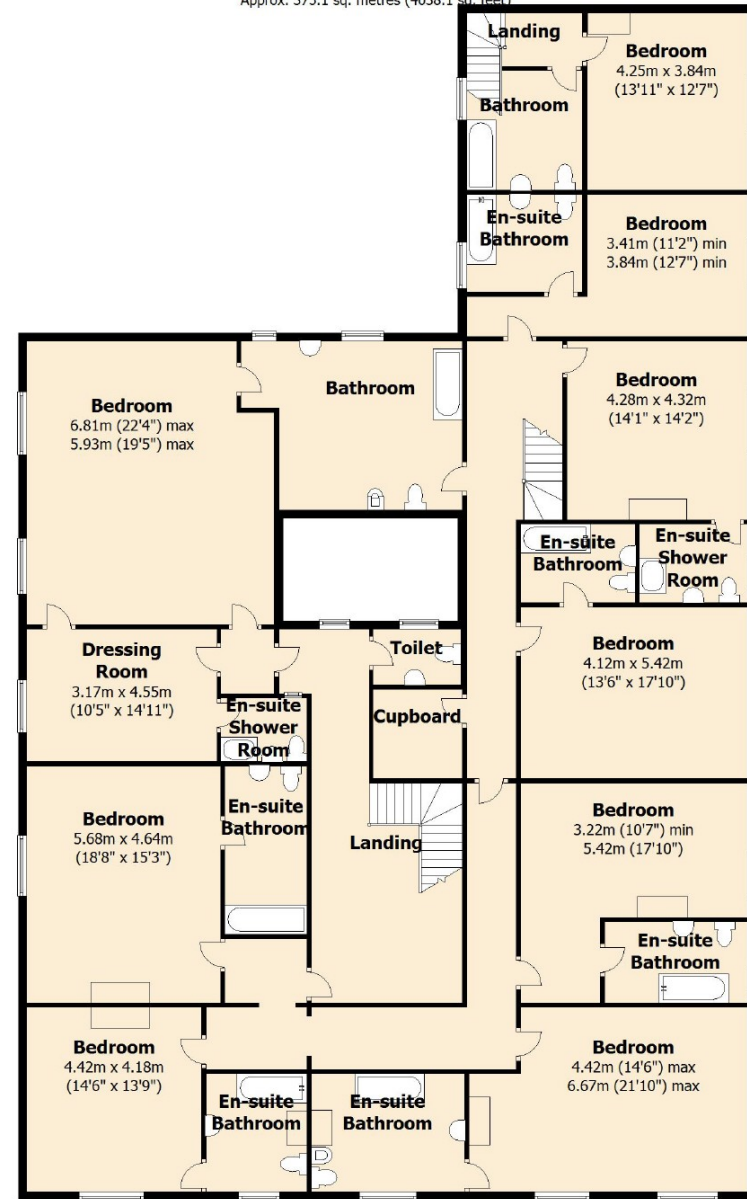
### Ground Floor

Approx. 404.1 sq. metres (4349.2 sq. feet)



### First Floor

Approx. 375.1 sq. metres (4038.1 sq. feet)



Total area: approx. 779.2 sq. metres (8387.3 sq. feet)

