



Holters

Local Agent, National Exposure

Cwmamliw Disserth, Builth Wells, Powys, LD2 3TL

Offers in excess of £650,000



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Escape to the country? Why not! This fantastic equestrian smallholding stands on 7.5 acres in total, with a spacious detached four-bedroom farmhouse, impressive, detached barn/stables with planning permission for conversion. All surrounded by far reaching views and excellent outriding.

Key Features

- Superb Rural Smallholding
- Standing on 7.5 Acres in Total
- Equestrian Facilities, Inc 5 Acres of Pasture
- Small Woodland Area with Stream
- Spacious Four Bedroom Former Farmhouse
- Impressive Sunroom
- Detached Stone Barns with Planning Permission & Newly Fitted Roof
- Far Reaching Views
- Excellent Outriding
- Stables
- EPC - D

The Property

Cwmamliw is an impressive equestrian smallholding located equidistant between the towns of Builth Wells & Llandrindod Wells. Enjoying a rural setting but with these town only 4.5 miles away the property is in an excellent location to pop to the shops or run the children to school.

The red brick house is a substantial detached property which has been extended by the current owner to offer impressive, well-maintained accommodation which is extremely well presented for sale. As you enter the property you step into an entrance porch which was part of the extension. This offers a great area to take off those wet coats and shoes before stepping into the kitchen. The farmhouse style kitchen is fitted with ample units with a central serving island, and as all good farmhouses it has an Aga. The room is light with windows to the rear and two openings to the wrap around extension.

The wonderful extension has transformed the property, with extensive windows overlooking the gardens and grounds it is a great area within the house. The room is extremely light with wonderful far-reaching views and for the winter months a wood burner is tucked away in the corner as you cosy around the television on a winter's night.

To the rear of the kitchen is a useful utility room, and a ground floor shower room, which is a short distance from the ground floor bedroom. There is a rear entrance hall with a storeroom to the side and an external door which is close to the stables. Ideal to kick those dirty wellies off after feeding the horses! The ground floor bedroom is a large double with a walk-in dressing room to the side.

The first-floor accommodation offers two further double bedrooms and a generous single. Also accessed off the landing is a compact office and a family bathroom, a white suite with a separate shower and bath.

Outside

Accessed via a gravelled track (as shown on the plan) you pass a detached shed/store before approaching the yard, alongside the latter part of the track you pass the woodland area with the stream meandering through, which offers a lovely setting. The yard has access to the house, barns and fields and is flanked by a detached garage/carport. The house is surrounded by large gardens, mainly laid to lawn with flowering borders and mature plants. There is a raised decked

seating area accessed off the sunroom which overlooks the garden and fields to appreciate the stunning views.

The detached stone barns are in good order, they are predominantly used for stabling and a hay store with direct access to the field for the horses. The stables have rubber matting, with lighting and water nearby. In 2019, planning permission was obtained to convert the barn into a detached dwelling. Details of which can be found on Powys County Councils website using the planning reference number - 18/0448/FUL. A hard copy of the plans will be available to view at the time of any viewing.

The land which is mainly to the southwest side of the house is gently sloping with good quality pasture. The main part of the land is subdivided into two large fields with a small paddock to the rear of the barn. There are grazing rights on the adjoining hill and therefore you can enjoy excellent outriding. The graziers have given permission for an adjoining part of the hill to be fenced off and used by the current owner. This also may be available to the purchasers, subject to agreeing this with the graziers.

The Location

The property is located in a rural position, 4.5 miles from the market town of Builth Wells. Builth Wells (Llanfair y m Maullt) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies



within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Services

We are informed the property is connected to mains electricity. Private water and drainage.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band E.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

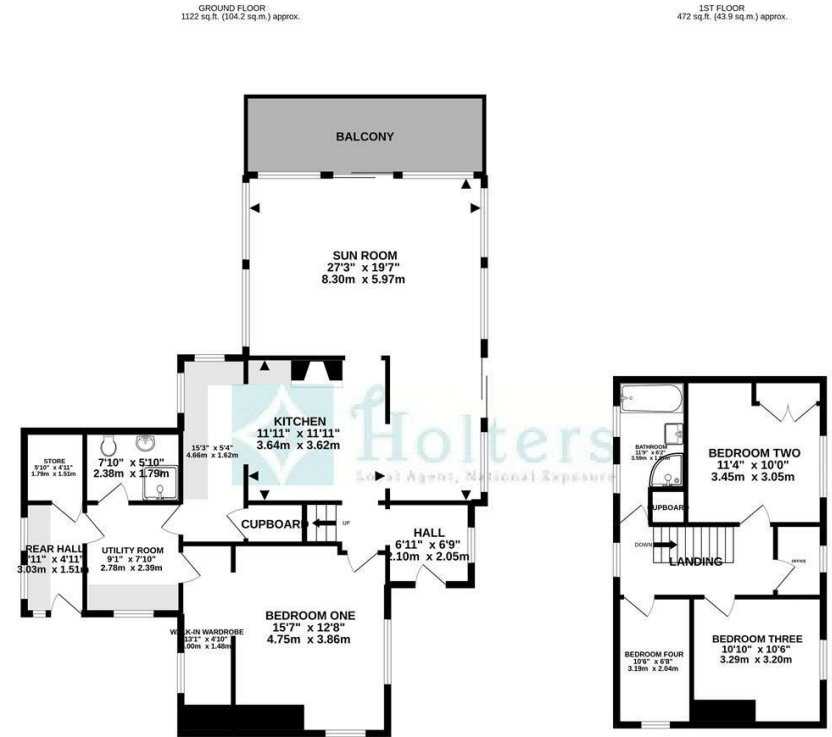
Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holters for themselves and for

the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Nearest Towns

- Builth Wells - 4.5 miles
- Llandrindod Wells - 4.6 miles
- Hay-on-Wye - 23 miles
- Hereford - 40 miles



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | 67 | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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