



Lane House Farm, Gladestry, Kingon, HR5 3NT

Offers in the region of £650,000



Holters
Local Agent, National Exposure

Lane House Farm, Gladestry, Kington, HR5 3NT

A simply stunning, rural cottage set within approximately 10 acres offering breath-taking countryside views, as well as the unique opportunity of a successful glamping business.

Key Features

- Detached Country Property
- 3 Bedrooms & 2 Reception Rooms
- Period Features Throughout
- Set Within Approx. 10 Acres
- Attached Stone Barn
- Stunning, Panoramic Views
- Alongside a Successful Glamping Business
- Glamping Infrastructure in Situ
- Rural & Peaceful Position
- Surrounded by Beautiful Countryside

The Property

If ever there was a property which is as much about the lifestyle it offers, as the stone, timber and mortar it has been built with, then this is it! While the property itself is a beautiful, well presented, detached, period house, it is the elevated, isolated location, the stunning scenery, the surrounding countryside and the wonderful gardens/grounds totalling approximately 10 acres, which will really spark your imagination. A million miles from the hustle and bustle of city life, if you have dreamed about moving to the countryside, having no near neighbours and your own slice of the 'good life' with a few sheep, chickens and perhaps a pony, well Lane House Farm could allow that dream to become a reality!

Lane House Farm offers an abundance of character and history dating back circa mid 17th century and has been upgraded and lovingly maintained by the current owners. The accommodation spans across 2 floors and is made

up of 3 bedrooms and a small landing area on the first floor, while on the ground floor there is a useful utility/boot room, a living room and sitting room both with inset wood-burning stoves, a downstairs bathroom, a small entrance hall and the kitchen, which is fitted with an array of matching units and integrated appliances. In addition, the sizeable stone barn which adjoins the house, could be part or fully converted to enlarge the accommodation, subject to all necessary permissions.

Outside, there is parking for numerous vehicles, as well as a delightful, formal rear garden, which includes useful sheds, a polytunnel and stone walled and hedged borders. There are sections of neatly maintained lawn, a vegetable patch and a paved seating area directly at the back of the house which is the perfect spot to relax whilst enjoying the stunning, panoramic views over the surrounding countryside. To the right of the house as fore-mentioned is the sizeable stone barn, which is installed with power and lighting. To the rear of the barn is a further out-building/store.

Set within approximately 10 acres of pasture/meadow land, which is split into 5 well-fenced parcels, including an established apple orchard, the vendors have created a roadway from the lane leading to the larger rear field for access to their luxury glamping business. A hugely successful enterprise named 'Valley Yurts', which was open to visitors for just 3-4 months of the year, the owners have spent a lot of time and money building the infrastructure, which will be sold along with the property. Such infrastructure includes shower/toilet blocks, a

septic tank with capacity for up to 30 people, oak Yurt bases. Communal kitchen and entertaining areas and of course the access roadway. An exciting opportunity for any new owners to use as their main or additional income stream, the business generated a healthy annual revenue, receiving many repeat customers/visitors and could be open for up to 8 months a year should the owners wish.

Offering the tranquillity so many of us desire, Lane House Farm could be just what you are looking for if peace, natural wildlife, beautiful countryside and rolling hills as far as the eye can see is what you are after.

The Location

Gladestry is a delightful village offering a welcoming community spirit located close to the Welsh/English border and is positioned approximately 6 miles from the market town of Kington and approximately 10 miles from the popular town of Hay-on-Wye. The village is popular for nature enthusiasts and those of an active disposition by being situated on the Offa's Dyke footpath and is surrounded by gorgeous countryside. The community focuses around the village hall, historic Church and local Pub. There is also a well regarded Primary School located on the edge of the village,

Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books". Hay-on-Wye offers a vast selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held annually in May. Hay-on-Wye's location within the Brecon Beacons and closeness to the Black Mountains

provides opportunities for a wide range of recreational activities.

Closer to home, the market town of Kington has a wide range of recreational and educational facilities and possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Educational facilities in the town are very good and include pre-school nurseries, a primary school and a recommended high school, Lady Hawkins. There are a variety of sports clubs, gymnasiums and health spas within the town ideal for those of an active disposition, while Kington Golf Club's course on Bradnor Hill is said to be the highest in England.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys Council - Band D.

Services

We are informed the property is connected to mains electric and has a private water supply via a bore hole and private septic tank drainage.

Heating

Solid fuel heating via wood-burning stoves. 1 stove has a back boiler supporting the central heating and hot water throughout.

Nearest Towns/Cities

Kington Approximately 6 miles
Hay-on-Wye - Approximately 10 miles
Presteigne - Approximately 11 miles
Knighton - Approximately - 18 miles
Leominster - Approximately - 20 miles
Builth Wells - Approximately - 20 miles
Llandrindod Wells - Approximately - 22 miles
Hereford - Approximately - 25 miles
Ludlow - Approximately - 28 miles

Broadband

Enquiries via USWITCH indicates the property has an estimated fibre broadband speed of 40MB. Interested parties are advised to make their own enquiries.

What3words

organic.dream.cyclones

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.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

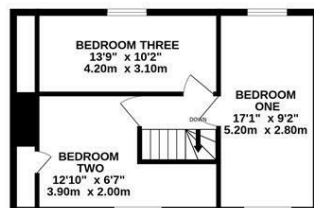
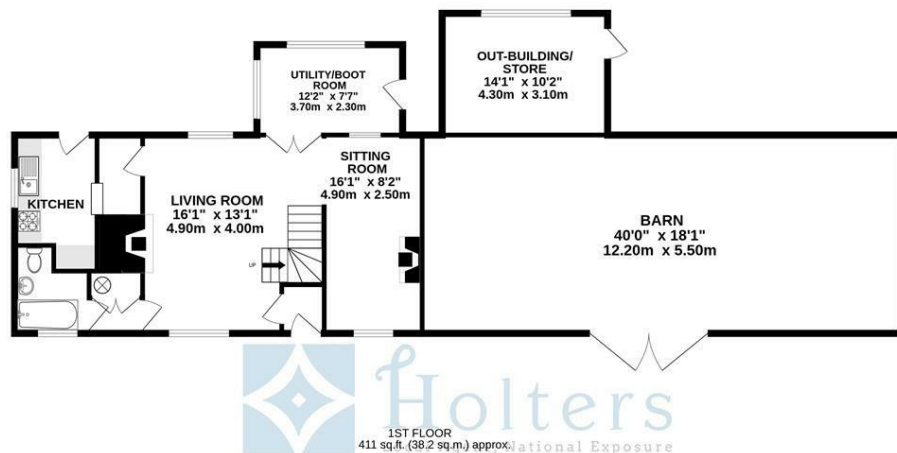
Consumer protection from unfair trading regulations 2008 -
Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute 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 Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





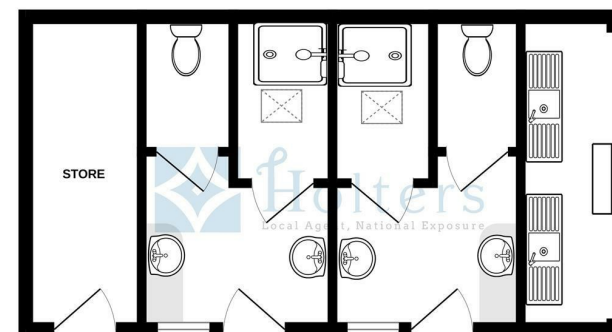
GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.



TOTAL FLOOR AREA: 1846 sq.ft. (171.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 302 sq.ft. (28.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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