



Belan, Glyn Brochan, Llanidloes, Powys, SY18 6PN

Attractive COUNTRY SMALLHOLDING comprising a FOUR BEDROOM, THREE RECEPTION, TWO BATHROOM farmhouse set in approximately 16 ACRES of pasture and amenity land and with versatile GENERAL PURPOSE OUTBUILDING. The property, which would benefit from some upgrading, comprises an older stone-built farmhouse and a more modern extension, each of which are self-contained, and therefore would be ideal for multi-generational living.

The property benefits from renewable energy generated by solar and wind and gives prospective purchasers the opportunity to live self-sufficiently. The property occupies a secluded location in the Cambrian Mountains yet is only a short drive from the popular market town of Llanidloes. The views from the property and land are fabulous and viewing is highly recommended.

ORIGINAL FARMHOUSE * Dining Room * Snug/Sitting Room * Bathroom * Boot Room * Two Bedrooms *
EXTENSION: Open-plan Kitchen/Snug * Open-plan Upper Lounge / Dining Room / Study * Two Further Bedrooms *
Store Room *

£675,000 Price
Freehold

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ACCOMMODATION comprises:

Original solid wood entrance door leads in to the:

Dining Room

Charming inglenook fireplace with solid fuel stove set on a bricked hearth and fireplace and with oak lintel over. Original built-in cupboards to side. Exposed ceiling and wall timbers, quarry tiled floor, radiator. Window to front.

Kitchen

Solid oak kitchen dresser-style unit and open shelving units with Welsh slate worktops over. Belfast sink. Space and plumbing under worktop for washing machine. Electric cooker point.

Character features such as original bread oven and cast iron boiler with original pot. Exposed stone walls, spotlights and roof lights. Radiator. Black and red quarry tiled floor. Half-glazed stable door and window to the rear.

Bathroom

Pedestal wash hand basin with mixer tap. Cast-iron roll top bath with claw feet. Dual flush wc suite. Towel radiator, extractor fan, shaver point. Recessed lighting, roof light. Part slate tiled walls, black and red quarry tiled floor, window to rear.

Boot Room

Exposed painted stone wall, oil boiler, shelving, coathooks.

Snug/Sitting Room

Exposed beams and joists. Painted pine panelled wall, solid wood floor, radiator. Cast iron firegrate with slate hearth and having wood mantel surround. Window to front.

From the Dining Room a balustraded staircase rises to:

Bedroom 1

Exposed purlins and floorboards. Victorian firegrate. Radiator. Roof light to rear and window to front.

Door to:

Bedroom 2

Exposed purlins, wall timbers and floorboards. Hot water cylinder with controls for all heat sources (PV, solar, oil and wind). Radiator, roof light and window to front.

NEWER PART OF THE FARMHOUSE

The more modern part of the property is generously proportioned with a cruck beam-style construction. Attractive beams are on display as the upper rooms are open to the eaves and the extensive glazing to three aspects provides fabulous views of the surrounding mid Wales countryside. Access to the rear of the property is afforded by a walkway from the Upper Lounge to part of a field at the rear.

Open-plan Kitchen / Snug

Black and red quarry tiled floor to this part of the property which has under floor heating.

KITCHEN AREA: Solid oak drawer unit and shelving with Welsh slate and wood worktops over and having a belfast sink. Electric cooker point, spotlights, two windows to rear.

SNUG AREA: Jotul wood-burning stove set on a bricked hearth. Exposed stone wall. Large floor to ceiling glazing with external door to front giving access to the front garden and having lovely views over the garden.

Open-plan Upper Lounge / Dining Room / Study

This is a magnificent open plan space having superb views through all windows and oftentimes with lovely dappled coloured light through the beautiful stained glass window. In addition to the door at the rear, there is a fully glazed door at the front that would ideally give access on to a balcony from where the majority of the accompanying land can be seen, were the purchasers wishing to erect one. Solid wood floor. Spot and pendant lighting.

Lower Hallway

From the Open-plan Kitchen/Snug steps lead down to the Lower Hallway with doors to:

Bedroom 3

Laminate floor, shelving. Window to front and half-glazed doors to front and to side.

Bedroom 4

Laminate floor. Two windows to rear and one window to side,

Store Room

Exposed timbers, Shelving.

Bathroom

Pedestal wash hand basin having fluorescent light with shaver point over. Cast iron bath with claw feet and having an electric shower heater and a thermostatic shower head. Wc suite. Exposed beam, tiled floor, part-tiled walls. Window to rear.

GARDENS

The current owners are keen gardeners and the well stocked gardens host an array of flowers, herbaceous plants, perennial shrubs and specimen trees, interspersed with lawn. A lower garden area has a pleasant wildlife pond where the current owners' ducks used to paddle and where there is also a significant number of mature apple trees

OUTBUILDINGS

GENERAL PURPOSE BUILDING (approx 45m x 30m) constructed from mass concrete walls and box profile sheets to sides and roof and with concrete floor. Electricity connected.

There is a very useful concreted yard/turnout area to the side of the building and which also gives access to the upper fields. The building can be compartmentalised and so provide flexible facilities for livestock housing, garaging, workshop, implement storage or general storage. Accessed via a metal staircase to the right hand side of the building is an upper mezzanine area, ideal for storage and previously used as a games room.

POLYTUNNEL and GREENHOUSE: A polytunnel and greenhouse



are located amidst the good-sized, productive vegetable gardens which include dug beds, fruit bushes and fruit trees.

STONE SHED: Likely to have been built as a pigsty, this attractive single storey shed has two distinct parts and has a pitched slate roof.

LAND

The smallholding is located in a noted livestock farming area. The land extends to approximately 16 acres of generally sloping pastureland with some flatter land to the south. It is split in to six enclosures, including three pasture fields to the left of the driveway as you approach the smallholding. To the right of the driveway is one pasture field as well as a enclosed woodland planted by the current owners, as well as an upper field behind the house with some mature trees and from where there are delightful far reaching views towards the Hafren Forest and the source of the River Severn.

The land is well fenced and in many places is double fenced with wildlife corridors in between. It provides grazing for all classes of livestock and is also suitable for providing hay/silage/roots. There is water to each enclosure. The property has excellent and extensive outlying directly from the smallholding.

The property has common rights over an adjacent approximately 40 acres of land which is mainly scrub woodland and bracken (ffridd) that can be immediately accessed from the holding and over which there is a bridleway.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

TENURE

Freehold with vacant possession on completion.

The property is held under the title number WA971335.

RENEWABLE ENERGY

The property benefits from a (i) 5Kw capacity wind turbine generating approximately 9000 units per year, (ii) a 4Kw capacity freestanding photovoltaic solar array (located in the enclosed upper vegetable garden area) generating approximately 3000 units per year, and (iii) solar thermal panels on the roof of the house, any excess from which tops up the domestic hot water cylinder. All of these substantially reduce the cost of electricity at the property; the vendors advise that between them the solar array and the wind turbine have been generating an income of approximately £4k per year under the renewable heat incentive (RHI) although this does depend on weather conditions. There are also two wood burning stoves in the property.

LOCATION and ACCESS

The property is located some 2.5 miles from the market town of Llanidloes. A private tarmacadam driveway leads to the property from the Council maintained access lane that serves one other property in addition to Belan.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all easements and quasi-easements and rights of way, declared and undeclared.

PLEASE NOTE that bridleway (231/125/3) passes along the driveway to Belan.

Services

Mains electricity, private water via a borehole on the property and private drainage.

Underfloor heating throughout ground floor and lower ground floor of extension (with the exception of the Pantry).

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

Local Area

Belan is located in intensely beautiful scenery a short five

minute drive from Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes is a popular, historic, market town and has a primary school and a secondary school with well a equipped leisure centre,. Further recreational facilities including a bowling green ,tennis courts and playgrounds are also available.

The town has a doctor's surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is eleven miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant.

Local Authority

Powys County Council. Tel No: 01597 826000
www.powys.gov.uk.

Council Tax

We are advised that the property is in Council Tax Band F.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

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