



The College

Bwlch-Y-Ffridd, Newtown



The College
Bwlch-Y-Ffridd,
Newtown SY16 3JF

An incredible, beautifully presented 5 bedroom family home, with breathtaking wrap around views, detached annexe, substantial stable block, south facing gardens, all nestled in about 6.08 acres

Accommodation In Brief

- Entrance hall
- 3 Reception rooms
- Library
- Garden Room
- Breakfast/kitchen room with pantry
- Utility with separate WC
- Principal suite with ensuite shower room & balcony
- Guest suite with ensuite shower room
- Three further double bedrooms
- Family bathroom with separate WC
- 1 – 2 bedroom separate annexe with kitchen, living room, and shower
- Double garage with multipurpose storage behind
- Substantial timber stable block with 4-5 stables and feed room
- Tractor store, log store and dog kennelling
- Landscaped south facing gardens with wildlife pond and timber decking
- Paddock land with field shelter, machinery storage, mains water in all about 6.08 acres
- 7.57 acres available by separate negotiation



Description

The College, has the most incredible elevated setting, protected and ring fenced by stunning gardens and pasture, affording a high degree of privacy. The house enjoys 360 degree, wrap around far-reaching rural hillside views, yet is within a short drive to the towns of Caersws and Newtown, offering the best of both worlds. Such breathtaking settings very rarely come to the market, especially those with a beautiful period property, detached annexe and stabling.

This handsome period house, formerly a homestead, granary and barns constructed of stone elevations, is adorned beautifully by a climbing rose, with large picture windows and surmounted by a slate roof. The house has been the subject of an extensive renovation and extension scheme by the current owner to present a home which retains numerous period features yet blends seamlessly with contemporary fittings.

The attractive exterior is magnified by the splendid interior, with a real feeling of space and light, afforded by great ceiling height and a suite of generously proportioned reception rooms.

The solid front door opens into the main entrance hall with tiled flooring and wood burner set in an inglenook fireplace with historic bread oven. Directly ahead, a door leads to the UPVC garden room with slate floor and door to the rear garden.

Off the inner hallway in what was once the granary is a utility with separate WC that could double as a boot room. The inner hall leads through into the former barns housing two more formal reception rooms, being the drawing room and dining room. Both rooms are dual aspect and have beamed ceilings, with French doors to the rear gardens from the sitting room. Double doors lead from the sitting room to the double height vaulted drawing room, which has a real baronial feel about it, with central log burner. These two interconnecting rooms are ideal for entertaining on a large scale.

To the left of the entrance hall lies the well equipped kitchen with wall and floor painted units with wooden worksurfaces, twin Belfast sinks with far reaching views, beamed ceiling and stone flooring. There is a fully integrated six ring gas hob, built in oven and dish washer, dresser and pantry cupboard. Off the kitchen lies the library with wooden flooring, open fireplace and fitted book shelving. An opening off the library leads to the exemplary family room, again another huge room with great ceiling height, wooden flooring, log burner and two sets of French doors which allow for full enjoyment of the southerly views, and access to the wooden terrace/al fresco dining area.

The first floor principal suite is magnificent, with the rear wall made up entirely of floor to ceiling windows, enabling full enjoyment of the outstanding views. There are two built-in wardrobes, beautifully appointed ensuite shower room and French doors to a raised timber covered balcony with glass and wooden balustrading, providing a wonderful place to enjoy your morning coffee.

The guest suite enjoys the rear views, and benefits from built in wardrobes and ensuite shower room. The three further good sized double bedrooms (one with a sink) are served by a well-appointed family bathroom with spa bath, separate shower and WC.

A lovely separate detached annexe offers a myriad of different uses, from granny, nanny, rental or holiday lets. The annexe has a Scandinavian feel about it with wooden walling to most rooms. There is a good sized kitchen with breakfast table and doors to the front gardens, with a double bedroom and shower room adjacent. Also on the ground floor is a further good sized room currently a storage room but could equally be a further bedroom or sitting room. Wooden stairs lead up to a wonderful living room which is open to the eaves, wooden clad, with electric feature fireplace. The rear wall is made up entirely of glass including French doors and Juliette balcony to enjoy the fabulous views.



The main paddock adjacent the garden includes a field shelter, machinery storage area and a main water supply.

The property benefits from a County Parish Holding number (CPH) meaning livestock can be housed in addition to horses.

There is a separate gated entrance off the lane, ideal for farm machinery.



GARDENS

The College has a most impressive gated entrance with hedge lined driveway leading to an expansive gravelled courtyard and turning area for numerous cars to the front of the house, surrounded by the annex, garage and stable block.

The south facing gardens are truly delightful with the manicured lawns wrapping around the house, which can be viewed from a timber decked area accessed via French doors from the family room. This leads to a covered decked terrace. There is a stone pathway that wraps around the rear and side elevations, with doors from the kitchen, garden room and sitting room opening onto it. Within the front lawns lie a stunning wildlife pond with timber decked viewing area, which in turn is overlooked by a timber pergola ideal for BBQ's, both of which enjoy the breath-taking views.

Off the courtyard is a substantial stable block, garage and workshop of timber clad with composite tiled roof. There are four stables and a feed/tack room set within a post and railed enclosed area to the front of the stabling. Overlooking the stable yard is the dog kennelling and log stores. There is a useful open sided tractor store.

The paddock land is divided into two useful sized fields, all of which are bordered by mature hedging or post and wire fencing, most with water.



Oswestry 33miles | Shrewsbury 36.7 miles

Postcode: SY16 3JF

W3W: influence.guru.peach

PROPERTY INFORMATION:

Tenure: Freehold

EPC: E

Services: Mains electricity, water, septic tank drainage, oil fired central heating, fibre to the house, annexe with electric panel heaters, power and water to the stable block, garaging/workshop.

Local Authority: Powys County Council, TEL 01597 826000

Council Tax Band: G, amount payable for 2025, £3,620.21

Agents Notes

- Some trees are subject to Tree Preservation Orders (TPOs)
- The Carriages are not included within the sale



Floorplan

GIA 5,408 sq ft (502.42 sqm)



LARCH
PROPERTY

Shropshire (Head Office)

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