



BWLCH FARM

LLANANNO | LLANDRINDOD WELLS | LD1 6TT



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Llandrindod Wells 11.5 miles | Newtown 13.8 miles | Welshpool 27.4 miles | Builth Wells 19.2 miles | Rhayader 16.4 miles
(all mileages are approximate)

MEDIEVAL WELSH FARMHOUSE SYMPATHETICALLY EXTENDED AND IMPROVED BY CURRENT OWNERS

Contemporary barn conversion
Retains a wealth of character features
Paddocks of 6.3 acres
Substantial Garage/ Workshop
Delightful rural location



Welshpool Office

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SY21 7SD

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Originally built in circa 1522, the original part of the farmhouse is of Crook frame design and later extended. The current owners have refurbished the barns and the property could now be split to offer multi generational living. The accommodation comprises of an entrance hall, open plan bespoke kitchen with central island, exposed beams and wood burning stove, lounge with open fire and wall timbers, utility room, office area, shower room, snug, double height barn with two mezzanine levels, landing, spacious principal suite, shower room, dressing room, bed two with large ensuite, two further single rooms and W.C.

SITUATION

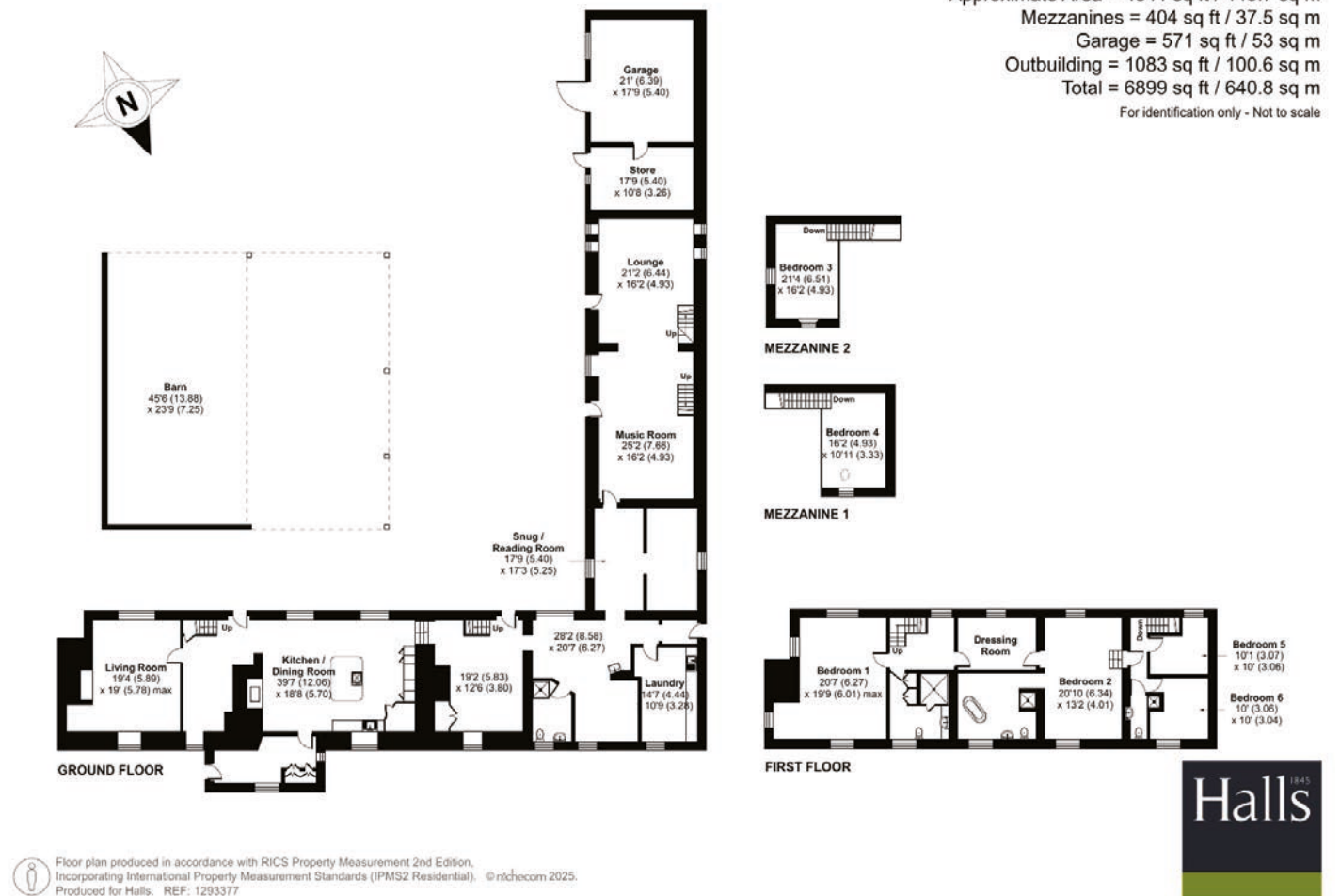
Situated in an enviable plot with 360 degree views, the property has landscaped gardens and a pond with a southerly aspect. There are paddocks extending to around 6.3 acres, a Dutch barn and wooded area of around 0.7 of an acre.

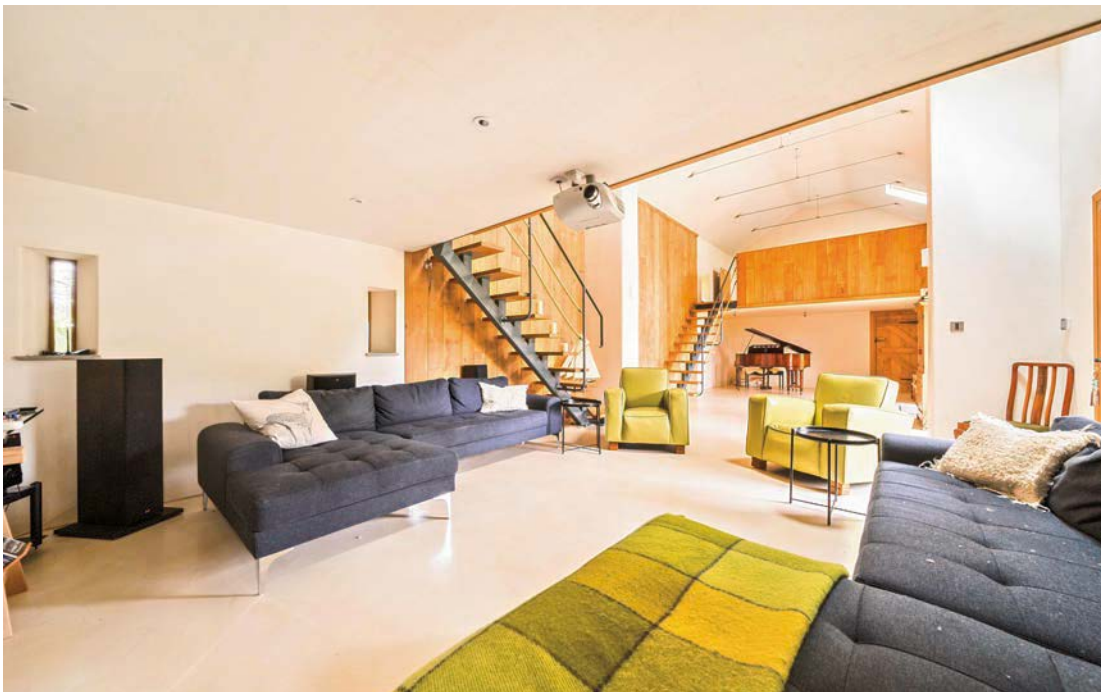
The farmhouse overlooks the Ithon Valley and on the opposite side of the valley is an Iron Age fort with twelfth century motte-and-bailey castle, with areas of special scientific interest being close by. Daily shopping facilities can be found in both Newtown and Llandrindod Wells.

There are many walks in the area and the Glyndwr's Way runs alongside the property through some of the finest scenery in Mid Wales.

PROPERTY

The property offers a lovely blend of old Medieval character cottage and modern contemporary open plan living areas, appealing to buyers with different tastes.





GARDENS

The property is accessed along a gravelled driveway to a parking and turning area to the front. There is also a large Dutch barn and well stocked borders. The rear gardens are a particular feature of the property and have been landscaped in a cottage garden style. There is a large paved and gravelled entertaining area and well stocked borders with a wide variety of established flowers, shrubs and trees. The larger paddock is gated from the lane and access to the second paddock is from alongside the Dutch Barn.

GARAGE / WORKSHOP

Situated directly beyond the entrance to the property is a double garage/workshop. This provides excellent storage space but may offer potential for conversion into a studio, home office, or dependant accommodation (subject to PP).

METHOD OF SALE

The property is offered for sale by private treaty for offers in the region of £1,250,000.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity, oil fired central heating and bore hole water supply. Drainage is provided to a private system. None of these services have been tested by Halls.

LOCAL AUTHORITY

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
Telephone: 01597 827460
Council Tax Band – H

DIRECTIONS

Postcode for the property is LD1 6TT

What3Words Reference: claps.scarecrow.round

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



