



FennWright
Water & Leisure

Gold Y Gors & Pencerrig Lake, Builth Wells

Lakeside residence overlooking a historic 18th Century Estate Lake



Introduction

Situated in a wooded valley with views across the Cwmdeudwr Hills, Gold Y Gors represents a rare opportunity to acquire a stunning lakeside residence overlooking a historic 18th Century Estate Lake. The property comprises a four bedroom residence, private lake, woodland and grounds extending to 12.3 acres (5.0 Ha).

Location

Gold Y Gors is located close to the village of Llanellwedd, less than 2 miles from the popular market town of Builth Wells offering a variety of shops, a supermarket, and is famously home to the Royal Welsh Showground, a venue which hosts numerous events throughout the year. The property benefits from direct access onto the A483 providing convenient access north towards the Victorian spa town of Llandrindod Wells (4.5 miles), and south towards Hay-on-Wye (15 miles), the Brecon Beacons National Park, Abergavenny and the M4 connection at Newport.

The property is accessed directly off the A483, via a private gated driveway leading to the main house.

Pencerrig Lake

The site originally formed part of the estate of the Victorian Pencerrig Gardens Hotel. The Estate lake is thought to have been constructed in the late 18th century and subsequently sold with additional land to form Gold Y Gors.

The lake extends to a total of 5.1 acres (2.0 Ha), an established lake of online construction with reed-fringed margins and established oak trees along the banks. The main island is accessed via a bridge with a small gazebo. There is vehicular access along the length of the southern boundary with a storage building at the western end close to the damn wall.

Fish Stocks

The lake has been used exclusively for private use by the current owner and contains brown trout together with numbers of specimen carp which have been caught to in excess of 30lbs.

Woodland

To the west of the damn wall, a block of mixed broadleaf woodland extending to 2.6 acres with the outlet stream from the lake running through. The woodland is subject to both SSSI and ancient woodland designations.



Gold Y Gors

The original dwelling was constructed in the 1980's and comprises a timber framed two storey building extending to around 2,800 sq.ft (260 sqm). Occupying a prominent position with an uninterrupted view along the length of the lake from the western elevation down to the damn wall. The accommodation is arranged over two floors with four large bedrooms with wood panelling throughout. The accommodation briefly comprises:

Ground Floor

Entrance Hallway
Boot Room
Utility
Shower Room
Kitchen / Dining Room
Lake View Garden Room
Living Room
Bedroom 1
Bedroom 2 with ensuite

First Floor

Landing
Dressing Room / Office
Master Bedroom
Bathroom
Bedroom 4

The dwelling provides views across the water from the living room and downstairs bedrooms on the ground floor, with elevated views from the office and master bedroom on the first floor with a timber balcony at overlooking the lake. The dwelling benefits from a wrap around terrace with outdoor seating area, together with a large platform over the lake with boat mooring.

Outbuildings

To the rear of the property is a further twin bay timber garage with concrete floor, power and light, together with a workshop to the rear.

Services

The property benefits from mains electricity, mains water together with an propane gas tank. Drainage is to a private septic tank.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any loss of such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.



Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Note: There are no public rights of way affecting the property.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

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Energy Performance
Gold Y Gors - EPC E

Council Tax: Band H
Rates Payable 2024/2025 - £3,972

Local Authority
Powys County Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is LD2 3TF.

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so think safety first.







Dugood

195.7m

Gold Y Gors

Gold y Gors

Woodland

Pencerrig Lake

ED Bdy

Def

Pencerrig Lake

Track

Entrance

Pencerrig Home Farm

Cider House

Pencerrig Hotel

196.0m

A483

East Lodge

0m 30m 60m 90m

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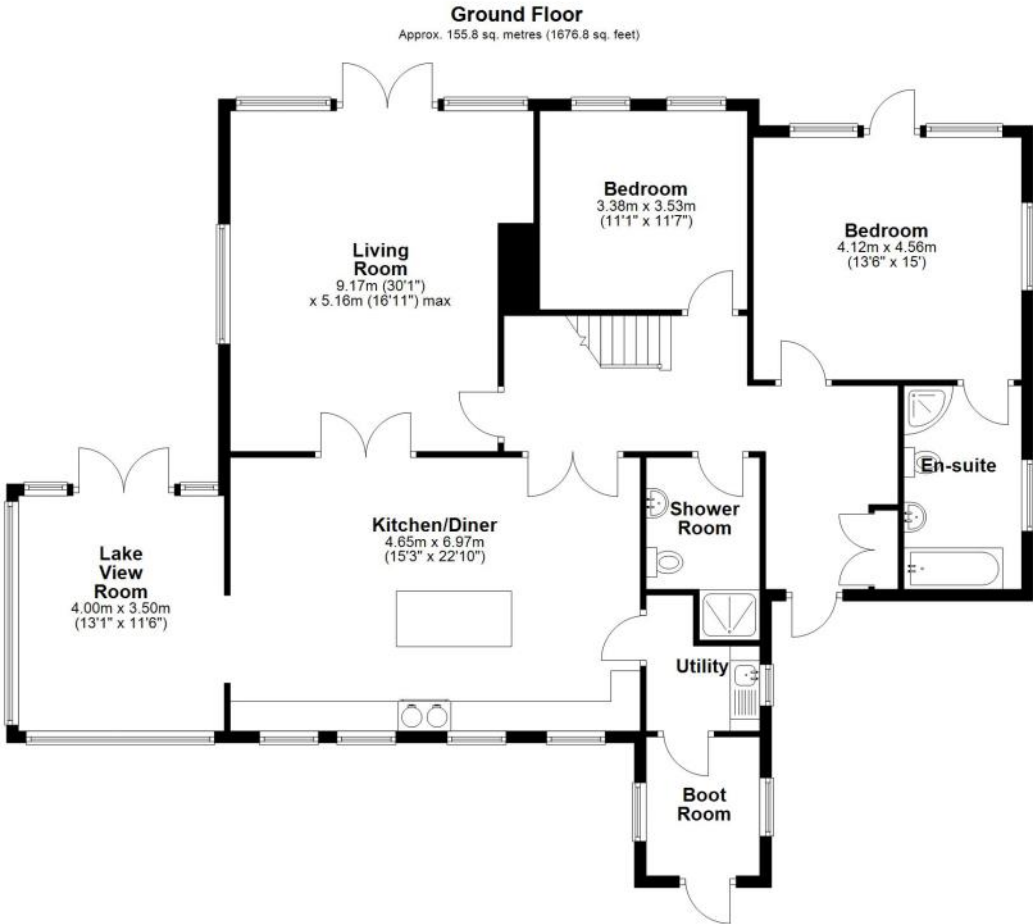
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LANDMARK INFORMATION







Floor Plans - Gold Y Gors



Total area: approx. 260.2 sq. metres (2800.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



FennWright.

Water & Leisure

Viewing strictly by appointment
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