

THE OLD FARMHOUSE, BLAENBYTHIGION
OLD HALL, LLANIDLOES
SY18 6PP



MID WALES COUNTRYSIDE

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BLAENBYTHIGION, OLD HALL, LLANIDLOES, SY18 6PP



DETACHED STONE BARN IN A BEAUTIFUL RURAL SETTING
IN THE GLORIOUS MOUNTAINS IN THE MID WALES COUNTRYSIDE

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

Situated in a countryside setting approximately 3 miles outside of the market town of Llanidloes, a historic market town exuding charm with its quaint streets lined with traditional Welsh architecture and including independent shops and cafes, schools and a doctors surgery.

The nearby towns of Newtown and Machynlleth offer further exploration opportunities and provide a wider range of services including supermarkets and train stations. Situated approximately 20 miles from the stunning Welsh coastline, Llanidloes provides easy access to beautiful beaches and seaside villages such as Aberystwyth, Aberdyfi and Borth.

DIRECTIONS

From Llanidloes, proceed straight ahead at the Old Market Hall down Short Bridge Street, over short bridge then bear left. Continue on this road for approx 3 miles, passing through Glan y Nant. After the 3 miles turn left where there is a green/red triangular adult pedestrian sign. Continue on this road for 0.5 of a mile. After passing a new build bungalow on the left hand side, turn immediately right. Continue on this road for a further 3.5 miles and the property will be found on your right hand side.

WHAT 3 WORDS

Thrillers:Shining:Shuts.

GRID REFERENCE

SN 881 828.

LOCALITY

Rhayader is a friendly market town situated in the beautiful upper Wye Valley and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (16 miles), Builth Wells (19 miles) and Llanidloes (9 miles).

The noted Elan Velley with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west of Rhayader. The West Wales coast and university town of Aberystwyth is 34 miles distant.

The nearest railway station on the Heart of Wales line is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470 and the east-west A44.

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 has a primary school and a secondary school with leisure centre, all of which are within easy walking distant. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is 13 miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.

TENURE

Freehold with vacant possession upon completion of sale.

COUNCIL TAX

Not applicable.

RIGHTS OF WAY, EASEMENTS, ETC

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

SERVICES

The vendor has advised us of the following:

Electricity: A mains electricity connection is in the vicinity.

Water: A borehole has been drilled and a pump installed at a cost of £10,000.

LOCAL AUTHORITY

Council: Powys County Council, Spa Road East, Llandrindod Wells, LD1 5LG. Tel: 01596 826000.

EPC

Not applicable.

MONEY LAUNDERING

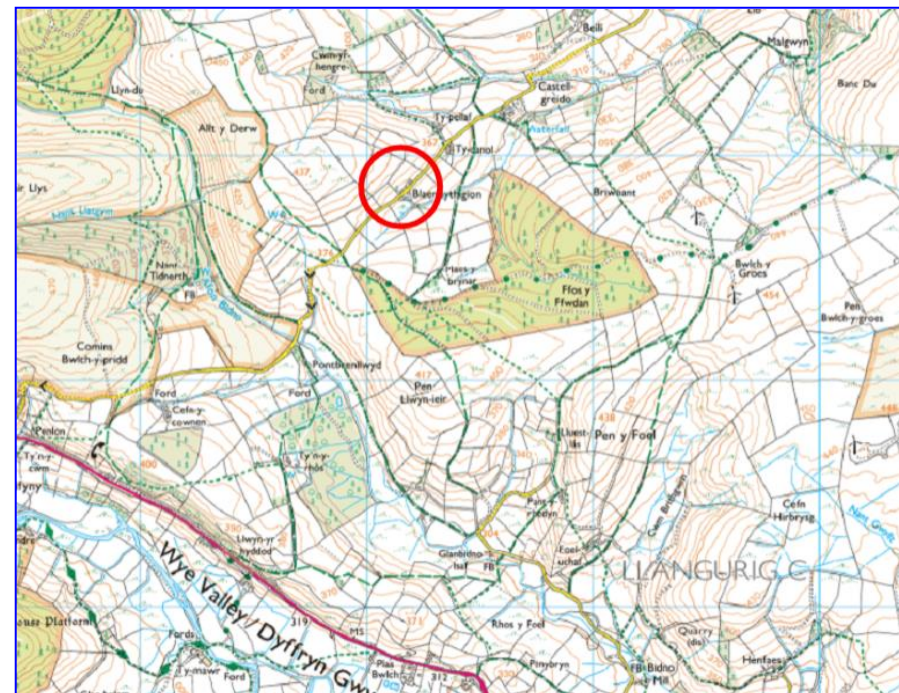
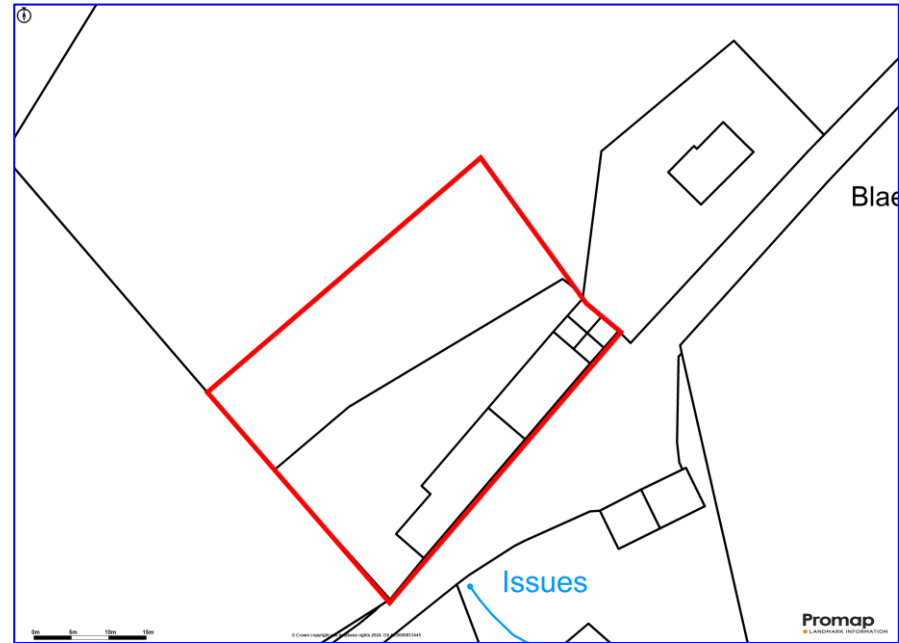
As a result of anti-money laundering legislation Prospective Purchasers will need to show proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill).

VIEWING

Strictly by appointment with the Agents:
RG and RB Williams, Ross Auction Centre, Overross, Ross on Wye,
Herefordshire, HR9 7QQ. Tel: 01989 567233.

HEALTH AND SAFETY NOTICE

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused.
The building is in a very poor state of repair and prospective purchasers are advised against entering the building.



PARTICULARS OF SALE

**THE OLD FARMHOUSE, BLAENBYTHIGION
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DETACHED STONE BARN/FORMER HOUSE IDEAL FOR RESIDENTIAL CONVERSION
(SUBJECT TO OBTAINING PLANNING CONSENT)



DESCRIPTION

The Detached Stone property benefits from a beautiful rural setting in the glorious Mountains in the mid Wales countryside.

The stone barn/former house was previously the main residence for Blaenbythigion Farm. A new residence was built and as such the traditional farmhouse has been utilised in recent years for agricultural purposes. The property offers the opportunity for residential conversion (subject to planning consent).

The Old Farmhouse is a grade 2 Listed property, Listed as a C18 upland farmstead which is little altered and retains particularly good vernacular character and detail, the combination of stone and timber construction of additional interest

Probably C18; a 2-unit lobby-entry house, with multi-purpose farm range adjoining to the left, and outbuilding added to the right, all under the same roofline. Shown on the Llangurig Tithe Map of 1846. The building has been used as a farm store for many years. A brief record of the house was made c1970 when it had a hall to the left and parlour and service room to the right, the internal partitions timber-framed; in the hall, the staircase was on the right side of the fireplace. The multi-purpose farm building included a barn to centre, and byre to the left with stalls aligned axially.

Exterior

Two-storey 2-window house constructed of shaley rubble stone with a red-brown wash, under an old slate roof with stone end stack to the left and brick end stack to the right. Lobby-entrance to the left containing an old boarded door, with remains of a shallow timber porch, probably with an arched entrance. To the right iron-framed windows, some of the glazing missing; lower storey has 3-light windows with large panes; small 2-light windows to upper storey, immediately under the eaves.

Lofted 3-door farm range adjoining to the left, the front weather-boarded over timber-framing. The doorways are not symmetrically arranged and contain split doors. There were 4 loft hatches originally, but that 2nd from right has been infilled with weather-boarding. Stone gable end, against which is a later block of corrugated iron. Added outbuilding to the right is of rubble stone with a red-brown wash. It has a wide cart bay to the left with double boarded doors under a long timber lintel; 2-light wooden casement above, slightly offset to the right.

The building offers a roadside location with fantastic views across Powys. Despite its rural location the property is still very accessible with the market town of Llanidloes some 3 miles distant.



