



- Five Bedroom Period Farmhouse with the Option to Provide Two Self-Contained Living Areas for Multi-Generational Living or Holiday Let
- Two Superb Modern Barns 75' x 50' & 90' x 60' ● Eight Indoor Loose Boxes ● Pasture Paddocks
- Approx 4 Acres of Ancient Oak Woodland ● Fossil Quarry
- Approx. 14.7 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Llandrindod Wells 7 miles • Builth Wells 8 miles • Kington 15 miles • Hereford 35 miles

A substantial five bedroom farmhouse which can be divided into two separate dwellings, set in approx. 14.7 acres with superb modern barns, eight indoor loose boxes, pasture paddocks, ancient bluebell woodland and a fossil quarry, in a truly rural setting with wonderful views.

The main part of the farmhouse is believed to date back to around 1850 and the annexe was originally a barn that was converted sometime in the 1970's. The current owners have a small Welsh Pony stud at the property and have let the main house as a holiday cottage for the last approx. fifteen years, which has provided a useful income.

We understand that there is a wayleave payment from the electricity board for three telegraph poles that are situated on the property.

There are ranges of local shops and amenities in Llandrindod Wells and Builth Wells, and for those with equestrian interests there is extensive hacking available in the local area along bridleways and country lanes.

THE MAIN RESIDENCE

A traditional style farmhouse with oil-fired central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a **Front Porch** opening into a **Reception Hall** which has stairs leading to the **First Floor** and a communicating door leading through to the **Annexe**.

There is a **Sitting/Dining Room** with a feature stone inglenook fireplace with a logburner, laminate flooring, and a half glazed external rear door opening to the **Garden**.

The **Kitchen** is fitted with a range of built-in units with laminate worksurfaces incorporating stainless steel sink, electric oven, four ring hob with extractor hood and integrated washing machine and dishwasher.

There are **Three Bedrooms** on the **First Floor**, each with exposed timber floorboards, plus a **Bathroom** fitted with a panelled bath, WC and wash hand basin.

THE SELF-CONTAINED ANNEXE

Providing the following additional accommodation, please refer to the floorplan for approximate room sizes.

Sitting Room with a small fireplace and laminate flooring, with a door opening through to the **Kitchen** which is fitted with a range of built-in units with worksurfaces incorporating stainless steel sink, electric cooker point and plumbing for dishwasher.

There is a separate **Utility Room** with an external door to the **Garden**, built-in storage units, stainless steel sink, plumbing for washing machine, tiled flooring and oil-fired boiler.

There are **Two Bedrooms** on the **First Floor** and a **Bathroom** fitted with a panelled bath, cubicle with electric shower, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a tarmac lane which terminates at the property and continues as an unmade track to give access to a neighbouring property and farm further beyond.

There is a pleasant enclosed rear garden with a lawn, gravelled patio and a **Large Poultry Enclosure**. To the side of the house is a **Detached Store** 18' x 13'3 (5.5m x 4m) with block walls corrugated roof and concrete base. To the front of the house is a **Home Paddock** with a **Pond**, and an adjacent **Vegetable Garden** with a **Greenhouse** and **Poultry Enclosure**.



The **Outbuildings** lie beyond the **Home Paddock** and comprise as follows, with approximate sizes:

Barn One 75' x 50' (22.9m x 15.2m) overall, steel portal framed with block walls, box profile cladding, corrugated roof, concrete base, divided into two main sections. In **Section One** there are **Seven Indoor Loose Boxes**, five of which measure 11'9 x 11'8 (3.6m x 3.6m) and two 11'5 x 11'3 (3.5m x 3.4m). In **Section Two** there is a **Foaling Box** 16'6 x 12' (5m x 3.6m) and a **Timber Shed** used for **Tack and Feed Storage**.



Barn Two 90' x 60' (27.4m x 18.4m) steel portal frame with concrete section walls, Yorkshire boarding, corrugated roof and woodchip floor.

The Land adjoins in predominantly sloping pasture, divided into **Five Main Paddocks** with stock fencing and a stream boundary. In addition to the paddocks there is approx. 4 acres of **Ancient Oak Woodland** and an extremely interesting **Fossil Quarry**, with an abundance of fossils, the most numerous of which are trilobites and graptolites.



IN ALL APPROX. 14.7 ACRES
(About 5.95 Hectares)

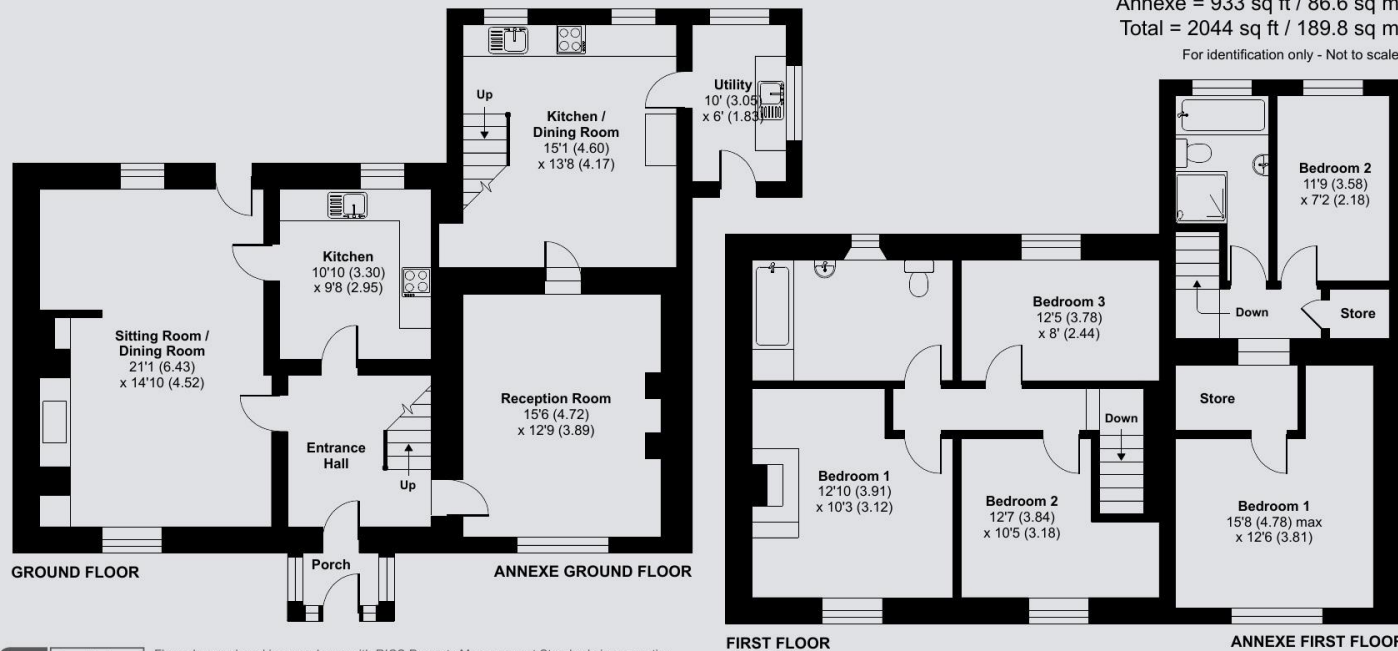


RURAL SCENE

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Rural Scene. REF: 1091205

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL
 Tel: 01597 827460

SERVICES

MAINS ELECTRICITY, PRIVATE SPRING WATER (shared with one neighbour), PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX D

DIRECTIONS

From the A481 at Hundred House, take the turning next to the Hundred House Inn and head north for just over two miles. Turn left sign-posted Pen-y-bont, and after ¼ mile turn left again into a no through lane. Follow this lane for just under ½ mile to Little Wern.

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Rural Scene have visited LITTLE WERN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

