



- Highly Appealing Detached Three Bedroom Period Farmhouse
- Feature Landscaped Gardens ● Superb Range of Barns and Outbuildings
  - Good Quality Pasture Paddocks ● Approx. 9 Acres In All
    - Ideal for Smallholding or Private Equestrian Use
  - Wonderfully Secluded Location with Glorious Views

## GENERAL AND SITUATION

Approximate Distances:  
Llandrindod Wells 2 miles • Builth Wells 6 miles

A highly appealing three bedroom period farmhouse, set in approx. nine acres with beautifully landscaped gardens, a superb range of outbuildings and good quality pasture paddocks, in a wonderfully secluded location with glorious views.

The original parts of the farmhouse are believed to date back to around 1850 and was extended in the 1970's. The superb range of barns and paddocks are ideal for smallholding or equestrian use, and the wonderful gardens have been lovingly created by the present owners over the last ten years. The property is set down a long drive and is completely surrounded by its own land therefore ensuring a high degree of privacy and seclusion.

Despite its rural location the property is only two miles from Llandrindod Wells which offers a good range of shops and amenities, including a station on the Heart of Wales railway line. Further amenities are provided in Builth Wells, which is about six miles to the south.

## THE RESIDENCE

A very attractive former farmhouse with many character features. The windows are double-glazed and there is a newly installed air-source central heating system and twelve panel solar array. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the rear, through a glazed door which opens into a **Boot Room** with built-in storage.

The **Kitchen** is fitted with a range of built-in units with worksurfaces, incorporating a 1½ bowl sink with drainer and mixer tap, electric oven, four ring induction hob with extractor hood, plumbing for dishwasher and washing machine and a wall-mounted LPG gas boiler (which although disconnected provides a back up if required)

The **Dining Room** has a tiled floor, one pine panelled wall, painted ceiling beams and leads through into the large **Sitting Room**, which has a feature inglenook fireplace style fireplace with logburner, stairs leading to the first floor with understairs storage cupboard, an external front door and glazed double doors opening out to the rear **Garden**.

From the **Sitting Room** there is also access through to a **Storage Room** which could provide a **Study** or **Downstairs Bedroom** with an external door leading out to the **Garden**.

Completing the **Ground Floor** is a **Bathroom** with a panelled bath with electric shower over, WC, wash hand basin and oak floor.

There are **Three Bedrooms** on the **First Floor**, the largest of which has a built-in double wardrobe.





## OUTSIDE, OUTBUILDINGS & LAND

The property is surrounded by its own land and is set down along drive, the latter part of which is private and leads down past the outbuildings to an arrival yard with space for numerous vehicles.

There is an enclosed front garden with a lawn and gravel path leading to the front door, plus a fenced **Vegetable Garden** to the side.

The main gardens are to the rear and have been beautifully developed by the present owners. They comprise beds planted with a wide variety of shrubs and flowers, with gravel paths winding through to a **Summerhouse** and a central, sunken, circular, gravelled **Seating Area** with a stone retaining wall.

The **Outbuildings** include as follows, with approximate sizes:

**Top Barn** 53'6 x 32' (16.3m x 9.8m) timber framed with GI cladding, light and power supplies.

**Traditional Style Barn** 49'8 x 17'3 (15.1m x 5.3m) timber framed with timber and GI cladding in need of refurbishment. This building may have scope for conversion, subject to the necessary permissions.

**Further Outbuilding** block walls under a GI roof set on a concrete base with light and power supplies, providing a **Workshop** 18'7 x 16'4 (5.7m x 5m) and **Two Stores** 19'3 x 16'4 (5.9m x 5m) and 16'4 x 16' (5m x 4.9m)

Next to the farmhouse there is a **Further Outbuilding** providing open-fronted storage.

There is a **Further Yard Area** behind the outbuildings with a **Polytunnel** c. 26'3 x 6'6 (8m x 2m).

The **Land** surrounds the farmstead and is currently divided into **Three Good Quality Pasture Paddocks** enclosed with stock fencing. Additionally, there is an area of mature **Deciduous Woodland**.



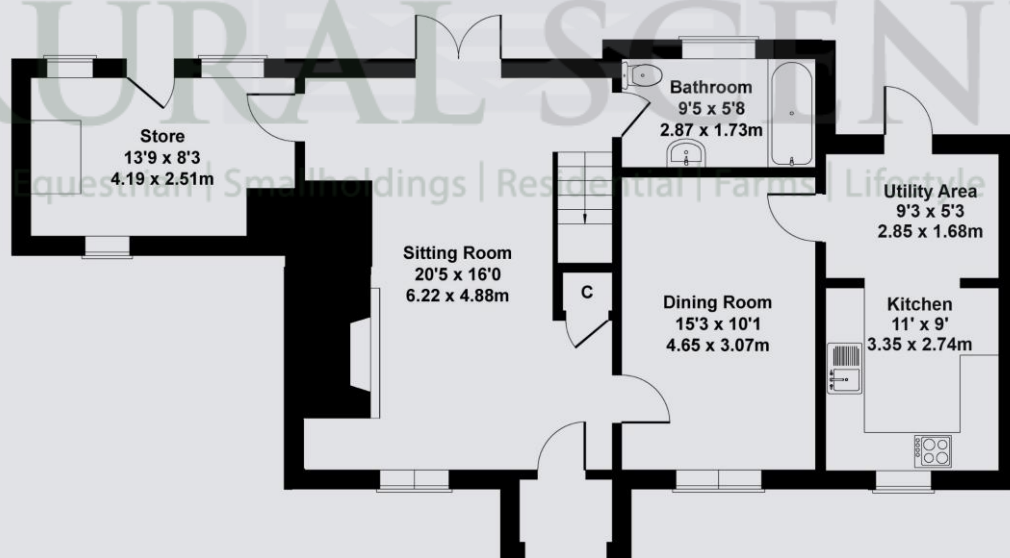
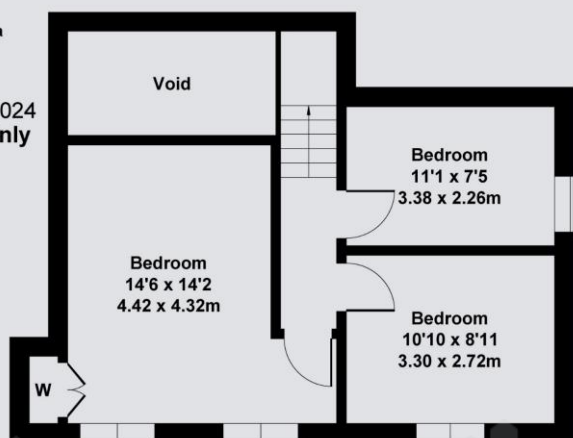
**IN ALL APPROX. 9 ACRES**  
(About 3.6 Hectares)

# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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Approximate Gross Internal Area  
1260 sq ft - 117 sq m  
Not to Scale.  
Produced by The Plan Portal 2024  
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### VIEWING

Strictly by appointment only with the Agents

### LOCAL AUTHORITY

POWYS COUNTY COUNCIL  
Tel: 01597 827460

### SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Klargester Septic Tank), AIR SOURCE CENTRAL HEATING, PV SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX G

### MISCELLANEOUS

Planning Permission was granted in Sept 2016 under ref P/2016/0979 for a two storey extension to the existing dwelling, together with demolition of outbuilding and rear store.

There are Public Footpaths through the property, further details are available from the agents.

### DIRECTIONS

From the A483 at Howey take the turning east, signposted to Hundred House. Follow the lane for  $\frac{3}{4}$  mile and the entrance drive to Fron Farm is on the right-hand side.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited FRON FARM 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.