

GOBLAEN HOUSE Rhosgoch, Builth Wells, Powys LD2 3JT

Price Guide £1,200,000



- Characterful Refurbished Three Bedroom Farmhouse
- Self-Contained Two Bedroom Holiday Cottage
- Traditional Barn with Scope for Conversion (STPC)
- Fabulous Equestrian Facilities including Eighteen Stables and c.60m x 20m Manège
 - Pasture Paddocks and Hay Fields
 - Approx. 38 Acres In All
- Glorious Setting with Direct Access to Extensive Outriding

REF EO8512

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Hay-on-Wye 6 miles • Kington 12 miles • Builth Wells 15 miles
Llandrindod Wells 16 miles

A characterful three bedroom farmhouse and separate two bedroom holiday cottage, set in approx. thirty-eight acres with a fabulous range of equestrian facilities, in a glorious setting with direct access to extensive outriding.

Goblaen is a former traditional farmstead that was previously part of a much larger working farm. The house is understood to date back to around 1900, and one of the stone barns was converted into a holiday cottage in 2019. There is a further traditional stone barn that also has scope for conversion, subject to any necessary permissions.

The property has previously been run as a pony stud until 2011, and the current owners have used it for their own horses, together with some DIY liveryes. The liveryes and holiday cottage produce a useful income, further details of which are available from the agents.

There is direct access from the property onto adjoining common land, providing wonderful hacking over Llanbedr and Glascwm Commons.

The property is set in a beautiful part of rural Radnorshire, just a few miles from the market towns of Hay-on-Wye and Builth Wells, both of which provide good ranges of shops, services and facilities. There is a primary school in the nearby village of Clyro.

GOBLAEN HOUSE

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

The **Main Entrance** leads into a spacious **Hallway** which has a tiled floor and stairs rising to the **First Floor**. Doors from the **Hallway** open into a **Downstairs Shower Room** to the right and a **Utility Room** to the left, fitted with a range of built-in units, sink and the oil-fired boiler.

Two steps from the **Hallway** lead up into the **Open-Plan Kitchen/Breakfast Room** which has a high vaulted ceiling and double doors opening out onto the adjoining timber decking. The **Kitchen Area** is fitted with a range of built-in units with a central island, ceramic sink, electric range cooker and a free-standing logburner.

The cosy **Sitting Room** has a large fireplace with a Clearview logburner and access through to the **Dining Room** which has an external front door, exposed beams, logburner and access on through to a **Further Sitting Room/Snug**, that the current owners use as a **Music Room**. It has exposed beams and a door connecting back to the Hallway.

There are **Three Good-Sized Bedrooms** on the **First Floor** and a **Family Bathroom** fitted with a panelled bath, WC and wash hand basin.





GODBLAEN BARN

Converted into a high-quality holiday let in 2019, with numerous exposed beams, oil-fired central heating and some wonderful views over the surrounding countryside. Stairs from the **Ground Floor** lead to the living accommodation on the **First Floor**, where there are **Two Large Bedrooms**, both of which have **Ensuites** (one with shower, one with bath) and a bright and spacious **Open-Plan Kitchen/Living/Dining Room**, which has a vaulted ceiling with exposed beams, free-standing logburner, built-in units, electric oven, hob and sink, plus a set of floor to ceiling windows with a glazed door giving access to the **Balcony**, taking in the stunning views.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane, along a private drive which is shared with one neighbouring property. The drive leads to a substantial hard-surfaced yard with ample parking for cars, trailers and horse boxes. There is a pleasant garden to the front of the house with floral borders and shrubs, plus a **Large Vegetable Patch** with **Two Polytunnels**, **Log Stores** and a **Field Shelter**.

The extensive range of outbuildings are as follows, with approximate sizes:

Traditional Barn c. 12.1m x 6.5m (39'8 x 21'3) with an **Upper Level** c. 6.1m x 3.4m (20' x 11'3) plus a loft and studio over.

Workshop c. 6.4m x 5.5m (21' x 18') of brick and timber construction with a part concrete and stone floor, light and power

Dutch Barn c. 19.5m x 6m (64' x 19'6) open sided, steel frame part profiled walls and roof.

Upper Stable Barn c. 32m x 10.6m (105' x 34'9) steel portal frame with concrete base, part concrete walls, **Seven Indoor Loose Boxes** each c. 4.4m x 3.7m (14'3 x 12'3) with automatic drinkers, **Tack Room** and **WC**, power and lighting.

Lower Stable Barn c. 13m x 12m (42'8 x 39'4) timber construction with **Six Indoor Loose Boxes** each c. 4.4m x 4.2m (14'3 x 13'9) and **Further Adjoining Section** c. 14.3m x 12.2m (46'11 x 40') currently used for machinery and hay/straw storage.

Garden Store c. 14.3m x 12.2m (46'11 x 40')

Three Timber Stables each c. 4.1m x 3.5m (13'6 x 11'6)

Two Stables to the front of the house c. 5.3m x 4m (17'6 x 13') and c. 6.3m x 4m (20'6 x 13')

Feed Room c. 5.9m x 4.1m (19'3 x 13'6)

Tack Room c. 3.1m x 2.2m (10'3 x 7'3) with power and lighting

Open-Sided Field Barn c. 12.6m x 7.9m (41'4 x 26')

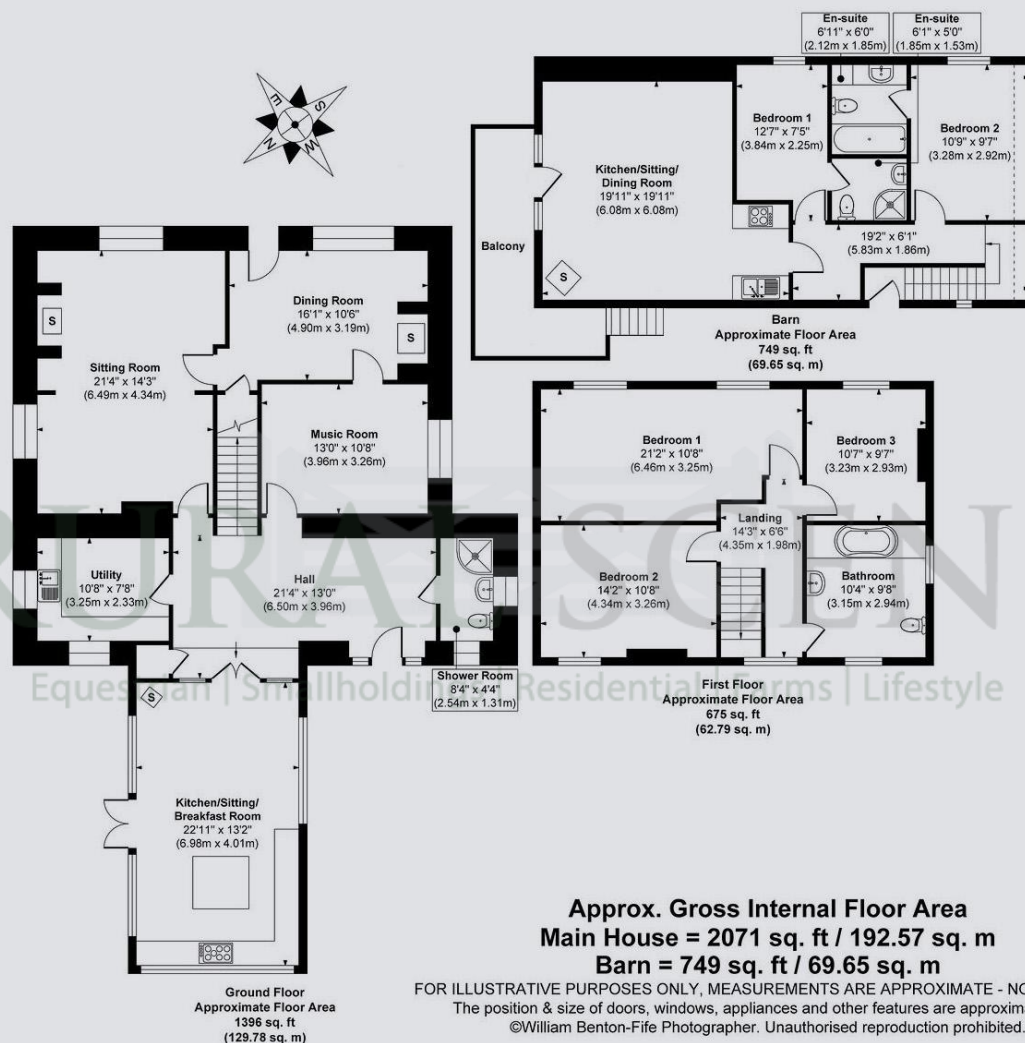
Manège c. 60m x 20m with sand and plastic granule surface

The **Land** surrounds the property and comprises predominantly gently sloping pasture with mains water supply to field troughs. A hard surfaced access track runs up through the rear paddocks, which are divided with stock fencing and some post and rail. There are two public footpaths crossing the land.

IN ALL APPROX. 38 ACRES
(About 15.4 Hectares)

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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, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING E**
COUNCIL TAX HOUSE F - HOLIDAY LET C

DIRECTIONS

From the B4594 at Rhosgoch, turn into a small no through lane adjacent to a converted chapel and follow the lane in a westerly direction for about half a mile. The entrance drive to the property will be found on the left-hand side.

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