



Penhenwern Fach, Llanwrtyd Wells,
Powys, LD5 4SB



*** 76 Acre Livestock Farm ***
*** Traditional 4 Bedroom 2 Reception Room Farmhouse ***
*** Range Of Functional Outbuildings ***
*** Pleasant South-Eastern Aspect With Fine Views ***
*** Placed On The Market Due To Impending Retirement ***

GUIDE PRICE £850,000

Description Penhenwern Fach is a 76 acre livestock farm lying within 1 mile of the town of Llanwrtyd Wells. The land lies either side of the A483 trunk road with easy access off the road up a driveway to the homestead. The farm has been in the same family ownership since 1935 and is being placed on the market due to impending retirement.

The Victorian farmhouse was extended around 1922 to the side and in the summer of 2023 the house was subject to extensive energy efficiency improvement works including the installation of an air source heat pump and solar panels. Full details of which can be obtained from the vendor at the time of viewing. The house comprises a traditional 4 bedroom farmhouse together with 2 reception rooms, study, kitchen, pantry, ground floor separate wc and first floor bathroom. The interior of the property is in need of upgrading works. Directly opposite the farmhouse is a traditional stone range which has been extended with a variety of workshops, lambing sheds, etc.

The town of Llanwrtyd Wells lies within a mile with a range of local shopping facilities. The market towns of Llandovery and Builth Wells, with a more comprehensive range of facilities, lie within 15 miles.

The farmhouse accommodation comprises as follows:

Ground Floor

Entrance Porch

Kitchen 9' 0 x 8' 03 With oil Rayburn for cooking only. Radiator. Beamed ceiling. Understairs cupboard. Staircase to first floor.

Pantry 8' 09 x 6' 04 With stainless steel sink. Slate shelving.

Separate Toilet With wc.

Living Room 12' 09 x 11' 09 With tiled fireplace. Radiator. Beamed ceiling.

Study 8' 03 x 7' 09 With radiator. Fireplace.

Side Hallway

Living Room 15' 07 x 10' 0 With quarry tiled floor. Fireplace. 2 radiators. Understairs cupboard. Dual aspect windows.

First Floor

Landing

Bedroom 1 15' 08 x 10' 01 Increasing to 13' 08 With 2 radiators. Separate stair access. Solar panel inverter.

Bedroom 2 13' 08 x 9' 11 With radiator.

Bedroom 3 10' 03 x 9' 09 With restricted headroom. Radiator. Airing cupboard with hot water tank.

Bedroom 4 8' 10 x 8' 02 With access hatch to roof space. Radiator.

Bathroom (Triangular in shape) with maximum measurements of 5' 06 x 8' 07 including bath, wc and wash hand basin.

Outside Air storage heat pump. Lean-to corrugated shed. Opposite the farmhouse is a traditional stone outbuilding range having a corrugated roof which includes the former cowshed and stable together with later lean-to workshop having electric light and power points. To the rear of this is a range of lean-to sheds of mainly corrugated construction being used for lambing. Separate storage container. Corrugated store shed. Diesel tank store. Detached tractor shed of timber pole construction with profile sheet side and roofing measuring approximately 39ft x 12ft.

Land Extending in all to approximately 76 acres. As can be seen from the enclosed plan the farm is split into 2 lying either side of the A483 trunk road. The land is mostly in permanent pasture with small woodland areas and a pond adjacent to the homestead.

Services With mains electricity, private water and private drainage. An energy efficient system was installed in the summer of 2023 comprising an air source heat pump together with solar panels. This also included insulation work to some interior walls in the house. Details of the system can be obtained from the vendor.

Viewing Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Local Authorities Powys County Council, County Hall, Llandrindod Wells, Powys, LD1 5LG. Tel: (01597) 827460.

Tenure We understand the property is freehold with vacant possession.

Council Tax Band E

Health & Safety Given the potential hazards of a farm, we ask you to be as vigilant as possible for your own safety during the viewing, particularly around the buildings, machinery and livestock.

Plans, Areas & Schedules A copy of the plan is attached for information purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Wayleaves, Easements & Right of Way There is public right of way through Field No: SN8847-6571 on the western boundary of the farm.

The property is being sold subject to and with the benefit of all rights including rights of way (public or private), light, support, drainage, water & electricity supplies and other rights and obligations, easements and quasi-easements and restricted covenants and all existing and proposed wayleaves for masts, pylons, stays, cable drains, water and gas and other pipes whether referred to in these details or not.

Fixtures, Fittings & Machinery Unless specifically described in these particulars, all fixtures, fittings & machinery are excluded from the sale though may be available by separate negotiation. Further information available from the selling agent.

Directions From Llandovery take the A483 trunk road. After 12 miles pass through the town of Llanwrtyd Wells. After half a mile pass the former Cambrian Woollen Mill on the lefthand side, continue up the hill for a few hundred yards and the entrance to the farm will be found on the lefthand side.

VIEWING: CONTACT THE AGENTS: Llandovery Office

Tel: 01550 720 440

E-Mail: llandoverly@ctf-uk.com Web Site: www.ctf-uk.com

Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

MORTGAGE SERVICES - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

