



Roger
Parry
& Partners

PLAS PENNANT

Pennant, Llanbrynmar, Powys, SY19 7BH



PLAS PENNANT

PENNNANT • LLANBRYNMAIR • SY19 7BH

FOR SALE AS A WHOLE OR IN TWO LOTS

Guide Price as a whole: £930,000

Lot 1: £850,000 • Lot 2: £80,000

Roger Parry & Partners have been favoured to market this delightful upland livestock farm in the village of Pennant near Llanbrynmair, surrounded by beautiful Welsh countryside. The property comprises a character farmhouse, traditional buildings with potential for conversion to residential / tourism use, subject to planning consent along with more modern buildings set within the farmyard, and approximately 76.28 acres (30.87 ha) of agricultural land, extending as a whole to 78.18 acres (31.64 ha) together with grazing rights for 200 sheep on the adjoining common land. The property is offered for sale as a whole or in two lots. The property is suitable for a range of uses including agriculture, equestrian and amenity.

Caersws: 13.6 miles • Machynlleth: 14.3 miles • Newtown: 19.9 miles

Lot 1 - Farmhouse, buildings and agricultural land extending to 66.84 acres (27.05 ha)





THE FARMHOUSE

Plas Pennant farmhouse provides an excellent opportunity for the purchaser to put their stamp on a character property. The dwelling is a large 4/5 bedroom property giving scope to be renovated into a lovely family home. The dwelling sits within the farm yard with outstanding views over the surrounding Welsh countryside.

To the rear, there is a large lawned garden with useful outbuildings.

ACCOMMODATION COMPRISING:

GROUND FLOOR

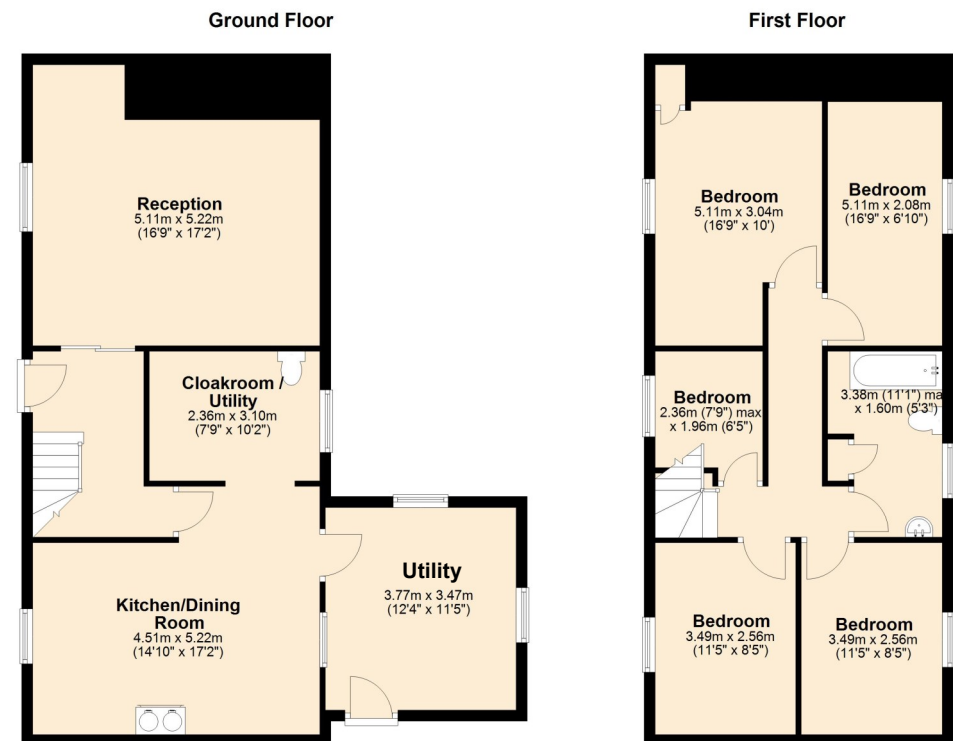
Hallway
 Reception Room (5.11m x 5.22m)
 Cloakroom/utility (2.36m x 3.10m)
 Kitchen/Dining room (5.22m x 4.51m)
 Utility (3.47m x 3.77m)

FIRST FLOOR

Bedroom 1 (5.11m x 3.04m)
 Bedroom 2 (5.11m x 2.08m)
 Bedroom 3 (3.49m x 2.56m)
 Bedroom 4 (3.49m x 2.56m)
 Bedroom 5/Study (2.36m x 1.96m)
 Bathroom (3.38m x 1.6m)

Floor Plan

(For illustration purposes only—not to scale)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205

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 Plan produced using PlanUp.



FARMYARD AND BUILDINGS

The buildings are set in a concrete yard and include (all measurements are approximate):

- *Traditional Building (34.05m x 6.14m)* - Former livestock housing constructed of slate and corrugated metal sheeting roofs and stone/metal corrugated sheeting walls
- *Storage Building (5.63m x 8.81m)* - Timber framed building, monopitch corrugated metal sheeting roof with corrugated metal sheeting walls to 3 sides
- *Storage Building (5.82m x 14.25m)* - steel portal framed building, apex corrugated metal sheeting roof with corrugated metal sheeting walls to 3 sides

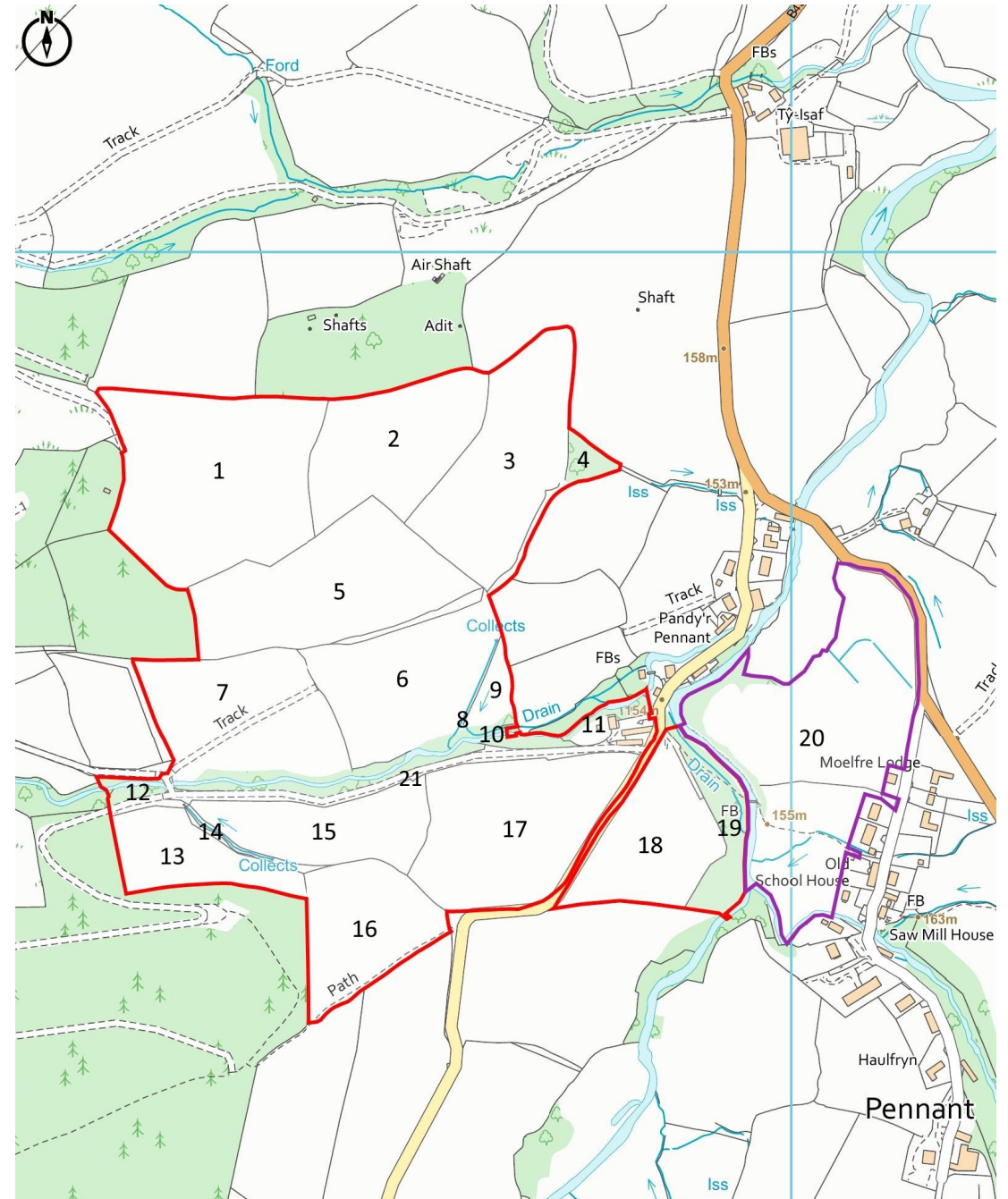


AGRICULTURAL LAND

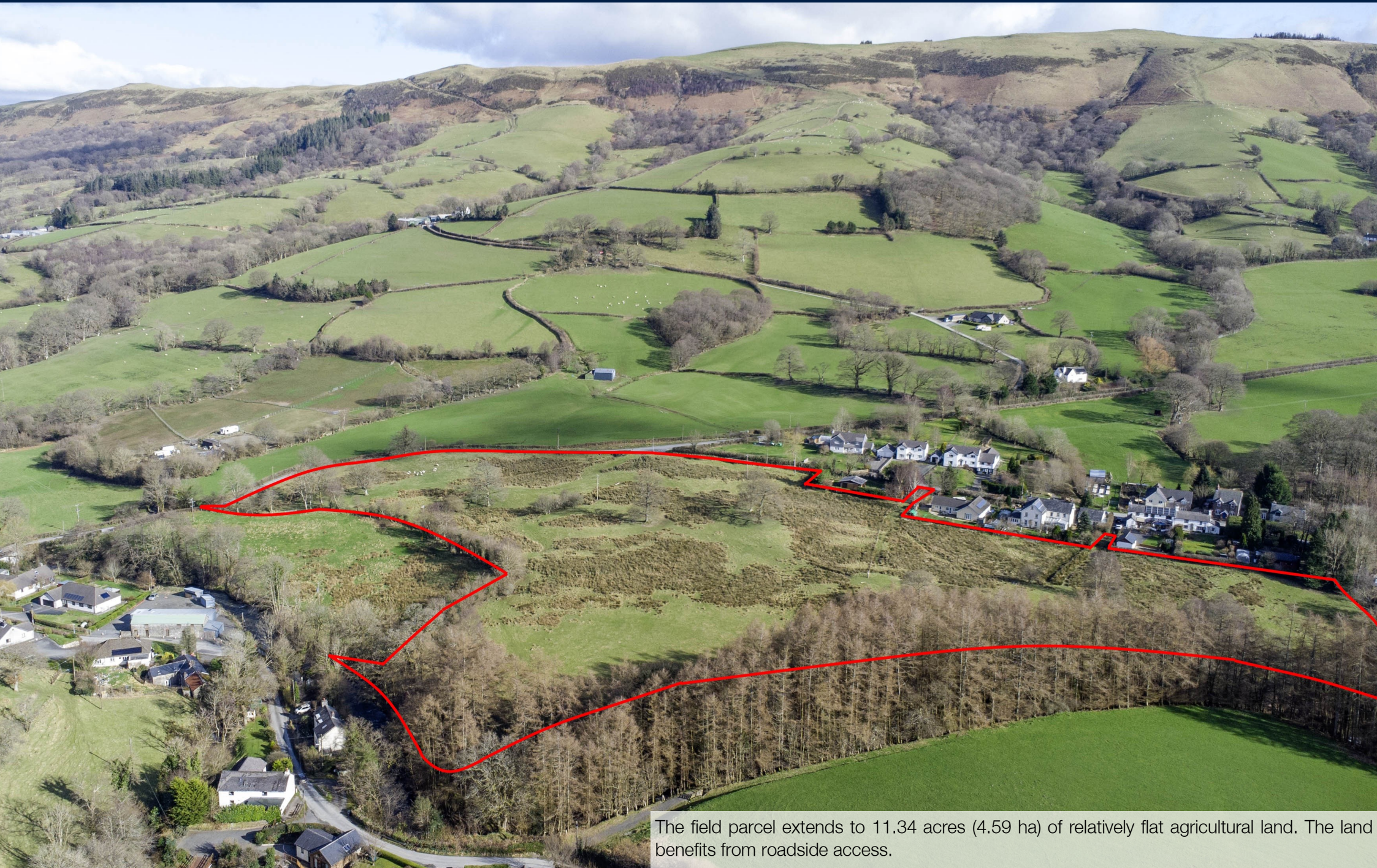
As a whole the land extends to 76.28 acres (30.87 ha) and has been well maintained and is in good heart throughout. The land located to the west of the farmyard benefits from a hardcore track allowing for excellent access to even the furthest fields. There is a natural water supply throughout the holding and wooded areas providing shelter. The land is mainly sloping in nature with some flatter field parcels adjoining the council highway. The property also benefits from common rights for 200 sheep.



Number	Field number	Size (ha)	Size (acres)	Description	
1	SN8797	4176	3.61	8.92	Grassland
2	SN8797	5880	1.99	4.92	Grassland
3	SN8797	7178	2.41	5.96	Grassland
4	SN8797	7978	0.27	0.67	Woodland
5	SN8797	5465	2.73	6.75	Grassland
6	SN8797	6055	2.08	5.14	Grassland
7	SN8797	4352	2.63	6.50	Grassland
8	SN8797	6755	0.19	0.47	Woodland
9	SN8797	6955	0.25	0.62	Grassland
10	SN8797	6048	0.67	1.66	Woodland
11	SN8797	8352	0.32	0.79	Yard
12	SN8797	3244	0.22	0.54	Woodland
13	SN8797	3838	1.03	2.55	Grassland
14	SN8797	4438	0.11	0.27	Woodland
15	SN8797	5240	1.43	3.53	Grassland
16	SN8797	5630	1.58	3.90	Grassland
17	SN8797	7141	2.67	6.60	Grassland
18	SN8797	8639	1.68	4.15	Grassland
19	SN8797	9343	0.73	1.80	Woodland
20	SN8897	0448	4.59	11.34	Grassland
21	SN8797	6046	0.45	1.11	Road
		31.64	78.18		



Lot 2 - 11.34 acres (4.59 ha) of agricultural land



The field parcel extends to 11.34 acres (4.59 ha) of relatively flat agricultural land. The land benefits from roadside access.

SERVICES

Mains Electricity

Mains Water

Septic Tank Drainage

METHOD OF SALE

For sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

LOCAL AUTHORITY

Powys County Council

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.



What3words:

///practical.invented.tallest

Viewing arrangements

Viewings to be carried out by appointment with the Selling Agent only.

For further details contact:

Tudor Watkins BSc Hons MRICS FAAV

Amy Thomas BSc Hons MRICS FAAV

Roger Parry & Partners LLP

1 Berriew Street, Welshpool, Powys, SY21 7SQ

tudor@rogerparry.net

01938 554499

**Roger
Parry**
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.