

FRONOLAU

Llanbadarn-y-Garreg, Builth Wells, Powys, LD2 3UT





3 Pavement House
The Pavement
Hay-on-Wye
HR3 5BU

Tel: 01497 822 522

m.nicholls@sunderlands.co.uk

b.gilbert@sunderlands.co.uk

www.sunderlands.co.uk

FRONOLAU
Llanbadarn-y-Garreg
Builth Wells
Powys
LD2 3UT

FOR SALE AS A WHOLE
BY PRIVATE TREATY

OFFERS IN THE REGION OF
£1,200,000 - £1,300,000

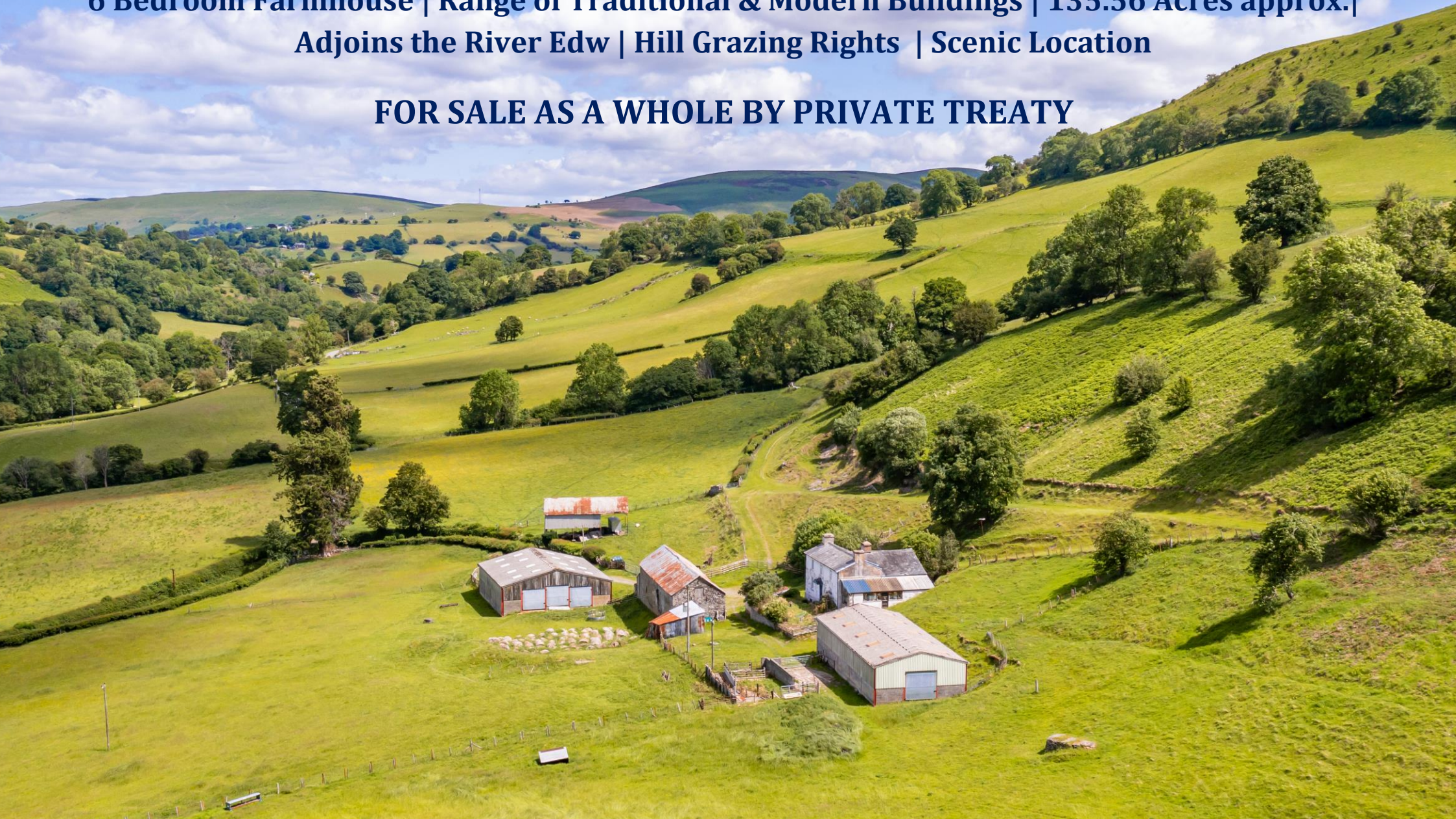


FRONOLAU, LLANBADARN-Y-GARREG, BUILTH WELLS

Builth Wells 8 miles, Llandrindod Wells 13 miles, Brecon 21 miles, Hereford 30 miles

**A fantastic opportunity to acquire a superbly versatile upland livestock farm
6 Bedroom Farmhouse | Range of Traditional & Modern Buildings | 135.56 Acres approx. |
Adjoins the River Edw | Hill Grazing Rights | Scenic Location**

FOR SALE AS A WHOLE BY PRIVATE TREATY



INTRODUCTION & SITUATION

The sale of Fronolau Farm presents an exciting opportunity to acquire a highly desirable upland livestock holding set in the stunning Aberedw valley, within the heart of Mid Wales. Extending to approximately 135.56 acres, the property combines productive river meadows, sloping pasture and hill land, common and hill grazing rights, and a range of both traditional and modern agricultural buildings, alongside a six-bedroom farmhouse complete with traditional features. With direct access from council-maintained roads and within close proximity to the A470, Fronolau enjoys both seclusion and convenience. Just a short drive from the vibrant market town of Builth Wells, home to the internationally renowned Royal Welsh Show, the farm benefits from excellent local services, education options, and strong agricultural infrastructure, making it ideally suited for those seeking a diverse farming enterprise in an outstanding natural setting.





THE FARMHOUSE

Fronolau Farmhouse is a charming stone and part render detached dwelling, which benefits from predominantly uPVC double glazing. The farmhouse occupies an elevated position with far-reaching views over the surrounding farmstead and countryside. Offering an exciting opportunity for renovation, the property allows purchasers to modernise and restore the farmhouse to their own style and standards, while retaining a wealth of original character. Traditional features include exposed timber beams, flagstone floors, and a stone staircase leading to a dry cellar, complete with an original salting stone. The accommodation is well proportioned with six bedrooms, alongside three main reception rooms, conservatory and a kitchen on the ground floor, providing a flexible and characterful layout which is ideal for family living.



FARMHOUSE ACCOMMODATION

Briefly the accommodation comprises the following with the front door opening into a Hallway (which benefits from a radiator) and provides access to the;

Living Room (4.29m x 4.27m)

with a tiled fireplace with large timber surround complete with an electric fire, window to the front elevation, carpet flooring and a radiator.

Sitting Room (3.65m x 3.65m)

with an electric fire set within an original open fireplace, window to the front elevation and carpet flooring.

Scullery (3.65m min x 2.75m)

with the original flagstone flooring and fitted meat hooks to the ceiling, benefiting from a window to the side elevation and fitted shelving.

Dining Room (3.92m min x 4.65m)

with an Oil fired Rayburn, storage cupboard with hot water cylinder, exposed original beams, radiator and a window and external door to the side elevation.

Kitchen (5.18m x 1.77m)

with fitted base units complete with a sink, plumbing point for a washing machine, tiled floor, radiator and a window to the side elevation.

Conservatory

a timber framed conservatory under a part corrugated iron and part corrugated polycarbonate roof sheets. The conservatory benefits from two external doors leading to the rear and side of the farmhouse.

From the hallway, a door leads down a stone staircase to the Cellar.

Cellar (3.65m x 3.36m)

with the original stone staircase leading to a dry cellar complete with a salting stone and flagstone flooring.

From the Hallway, stairs rise to a split level landing providing access to;

Double Bedroom (3.62m x 3.62m)

with a window to the front elevation and a covered former fireplace.

Double Bedroom (4.41m max x 2.72)

with a window to the side elevation and exposed original beams.

Double Bedroom (4.43m min x 4.20m)

with a window to the front elevation, built in storage and a radiator.

Single Bedroom (3.62m x 3.62m)

with a window to the front elevation, carpet flooring, built in storage and a radiator.

Bathroom (3.62m x 3.62m)

complete with a fitted bath, WC, sink, radiator, and window to the side elevation.

Double Bedroom (4.02 min x 2.30m)

currently used for storage, but could be used to provide further living accommodation.

Double Bedroom (5.18m x 1.77m)

currently used for storage, but could be used to provide further living accommodation.

EXTERNALLY

To the front of the farmhouse is the lawned garden which is enclosed by a combination of stone walling and timber fencing. Enjoying an elevated position, the garden offers far-reaching views across the tranquil and picturesque Aberedw Valley. The garden provides the perfect setting to take in the beauty of the surrounding landscape, while enjoying the unique character and rural lifestyle that Fronolau has to offer.

Garage (4.88m x 4.83m)

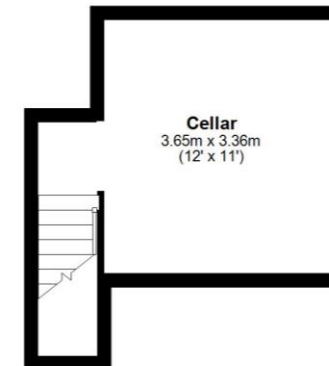
To the side of the farmhouse is an open fronted garage. The garage is of concrete block construction under a monopitch corrugated iron roof, with a stone floor and provides parking for two vehicles.

FRONOLAU FARMHOUSE FLOORPLAN

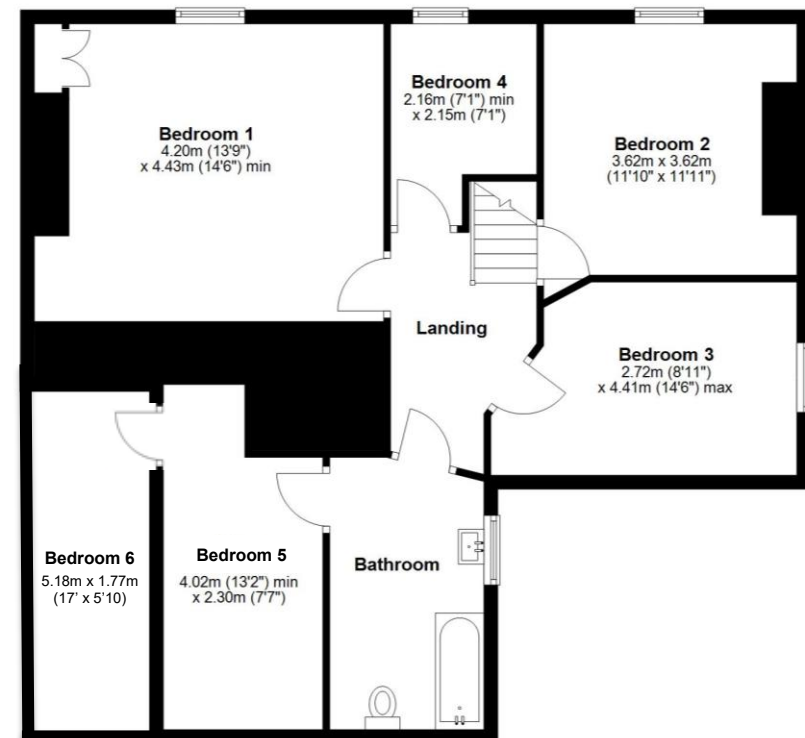
Ground Floor



Cellar



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
		79
	9	
England & Wales		
EU Directive 2002/91/EC		

FARM BUILDINGS

Fronolau provides a selection of both traditional and modern agricultural buildings, centrally positioned within the holding for ease of management and access. These buildings have supported the farm's livestock operations over the years, offering versatile space for housing livestock and storing machinery and fodder.



Briefly the buildings and farmyard comprise of the following:

Sheep Shed (22.6m x 8.72m)

Steel portal framed building under a corrugated iron sheet roof, with concrete block walls with Yorkshire boarding above. The building benefits from dual access with metal clad doors to both gable ends, a stone floor and has water and electric connected.

Outdoor Sheep Handling Pens

Timber Storage Building (6.80m x 5.46m)

Open fronted timber storage building with a stone floor, and corrugated iron sheeting to the side and rear elevations.

Traditional Stone Barn (23.48m x 6.03m)

A particular highlight of Fronolau is the attractive stone barn with a corrugated iron roof and featuring flagstone floors in part. The stone barn benefits from a granary in part, two stables and a lean-to monopitch former pig sty to the northeastern gable end. Electricity sockets & lights are also connected.

This building presents an exciting opportunity for future development, with the potential to create additional residential accommodation on site, subject to obtaining necessary planning consents.

Dutch Barn (13.64m x 7.02m)

Opensided Dutch Barn under a corrugated iron roof, with stone floor and part tin cladding to one gable end and part side elevation.

Cattle Shed (18.15m x 14.83m)

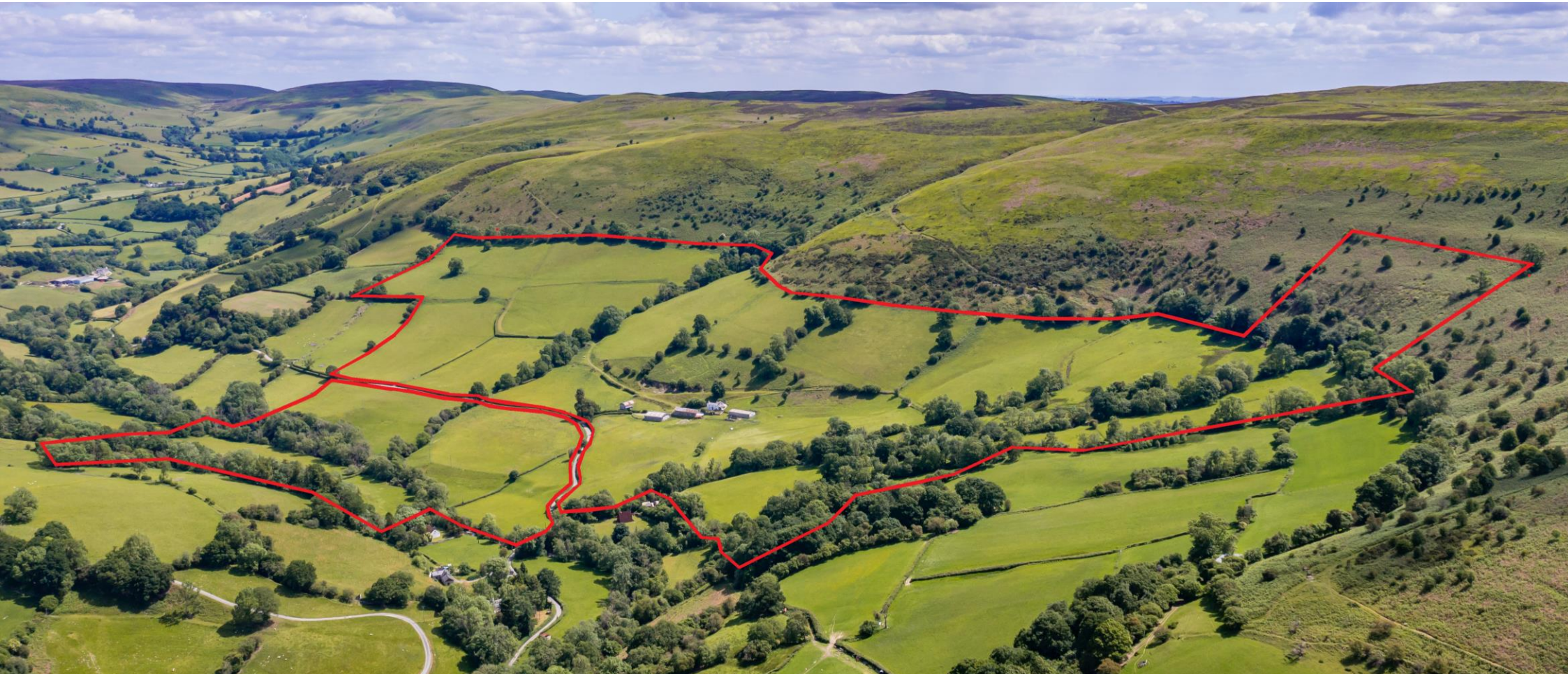
Steel portal framed building under a corrugated iron sheet roof, with concrete block walls with Yorkshire boarding above. This versatile building benefits from access via both gable ends, a raised central feed passage complete with feed barriers, and a concrete floor throughout. The building has both water and electric connected.



THE FARMLAND

The farmstead at Fronolau occupies a central position within the holding, with surrounding pasture and hill land extending to approximately 135.56 acres (or thereabouts). The land is well maintained ranging in elevation from approximately 420ft to 1,100ft above sea level. Fronolau offers a diverse mix of grazing land, including fertile, level river meadows ideal for cattle grazing and mowing, as well as sloping pasture which rises onto Llanbedr Hill, where the property benefits from additional hill grazing rights. Adjacent to the farmstead lies the site of a former apple orchard, with the original pressing mill stone still in place, which provides a unique feature and a reminder to the property's heritage.

A council maintained road dissects the property, offering excellent access to the holding. In addition, stone tracks within the farm provide practical routes across the land and lead directly onto Llanbedr Hill. The main block of land surrounding the farmstead comprises mainly of sloping pasture, enclosed by mature hedgerows and livestock fencing. Part of the property enjoys direct frontage onto both banks of the River Edw, providing a valuable natural water source, whilst the remainder of the farm is complemented by spring supply and wet ditches. Scattered trees and small wooded dingles across the farm enhance the landscape, offering natural shelter for livestock and contributing to the biodiversity of the holding. The riverside areas in particular form a peaceful wildlife corridor, adding both ecological value and amenity appeal to this well-balanced and versatile farm.



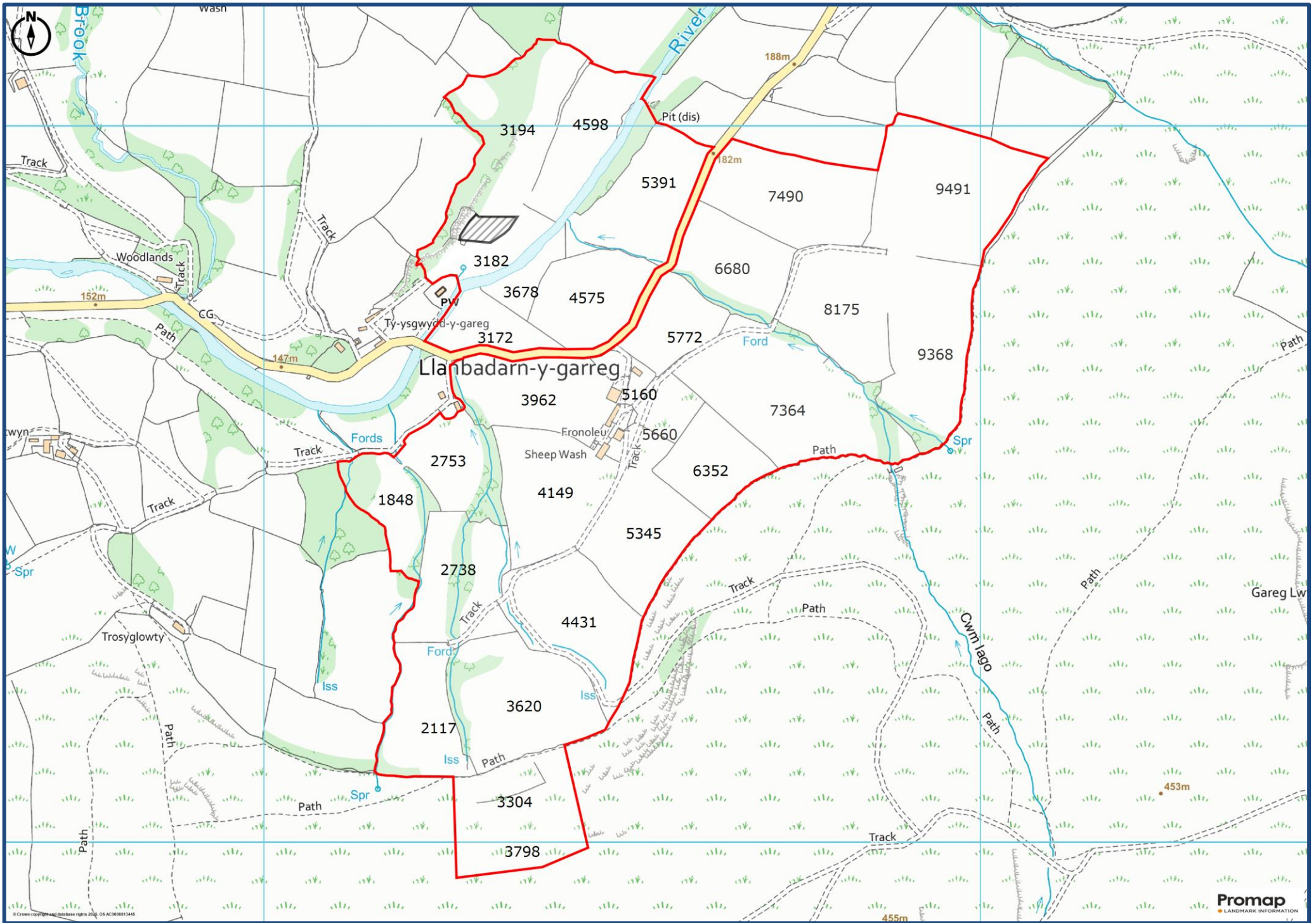
HILL & COMMON GRAZING RIGHTS

Fronolau benefits from excellent hill grazing rights on Llanbedr Hill which we are informed are apportioned over the whole farm and extend to 412 sheep, 13 cattle and 26 ponies, which are registered under CL No. 11 Entry No 17. In addition, we are informed that the farm also has grazing rights onto Llanbadarn-y-Garreg Common for 8 ewes.



SCHEDULE				
Parcel Number		Description	Acres	Hectares
S01148	3194	Grassland & Woodland	7.54	3.05
S01148	4598	Grassland	4.46	1.80
S01145	3182	Grassland	2.12	0.86
S01148	5391	Grassland	6.26	2.53
S01148	4575	Grassland	4.33	1.75
S01148	3678	Grassland	1.74	0.70
S01148	3172	Grassland	2.54	1.03
S01148	7490	Grassland	6.44	2.61
S01148	6680	Grassland	4.53	1.83
S01148	9491	Grassland	8.64	3.50
S01148	8175	Grassland	5.96	2.41
S01148	9368	Grassland	8.06	3.26
S01148	5772	Grassland	3.14	1.27
S01148	7364	Grassland	9.12	3.69
S01148	5660	Grassland	1.51	0.61
S01148	6352	Grassland	3.50	1.42
S01148	5345	Grassland	5.07	2.05
S01148	4431	Grassland	6.28	2.54
S01148	3620	Grassland	7.96	3.22
S01148	2117	Grassland	4.34	1.76
S01148	5160	Farmstead & Farmhouse	2.17	0.88
S01148	3962	Grassland	5.70	2.31
S01148	2753	Grassland	3.84	1.55
S01148	4149	Grassland	5.84	2.36
S01148	1848	Grassland	3.26	1.32
S01148	2738	Grassland	4.92	1.99
S01148	3304	Hill Grassland	4.53	1.83
S01147	3798	Hill Grassland	1.76	0.71
		TOTAL	135.56 ac	54.86 ha









SERVICES & WATER

The property has the benefit of oil-fired heating, mains electricity, telephone connection and private drainage. The property has the benefit of a natural spring fed water supply, plus natural tributaries including dual frontage onto the River Edw.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Tax Band "F".

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

We are informed that there is a public footpath within field 3182.

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The Basic Farm Payment Entitlements are not included but may be available by separate negotiation. We are informed that the farm is not entered into any environmental scheme.

TIMBER, WOODLAND, SPORTING AND MINERAL RIGHTS

We understand that all rights are included within the freehold sale.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.
Contact HAY OFFICE Tel: 01497 822522 or

Matthew Nicholls
07811 521267
m.nicholls@sunderlands.co.uk

Beth Gilbert
07947 356668
b.gilbert@sunderlands.co.uk

DIRECTIONS

From Builth Wells, proceed north on the A483, turning right at the roundabout, before turning right onto the A481 towards Hundred House. Continue for approximately 1 mile and turn right onto the B4567 towards Aberedw. Continue along the road for approximately 3 miles, then turn left towards Aberedw. Proceed along the road, passing through Aberedw and Llanbadarn-y-Garreg for 3 miles, before the private driveway to Fronolau can be found on your right-hand side.

What3Words ///servers.branched.apples



MODE OF SALE

Fronolau is being offered for sale as a whole by Private Treaty. Prospective purchasers should carry out their own enquiries to the Local Authority before making an offer.

MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force.

The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

HEALTH & SAFETY

This is a fully working farm, all viewers are reminded that they should take all necessary care when making an inspection of the property including wearing appropriate clothing.

Viewings are taken solely at the risk of those who view and neither the agents nor owners of the property take any responsibility for any injury however caused.

ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is of the nature of farm buildings in particular that asbestos is likely to be present on the farm.

MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.



IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

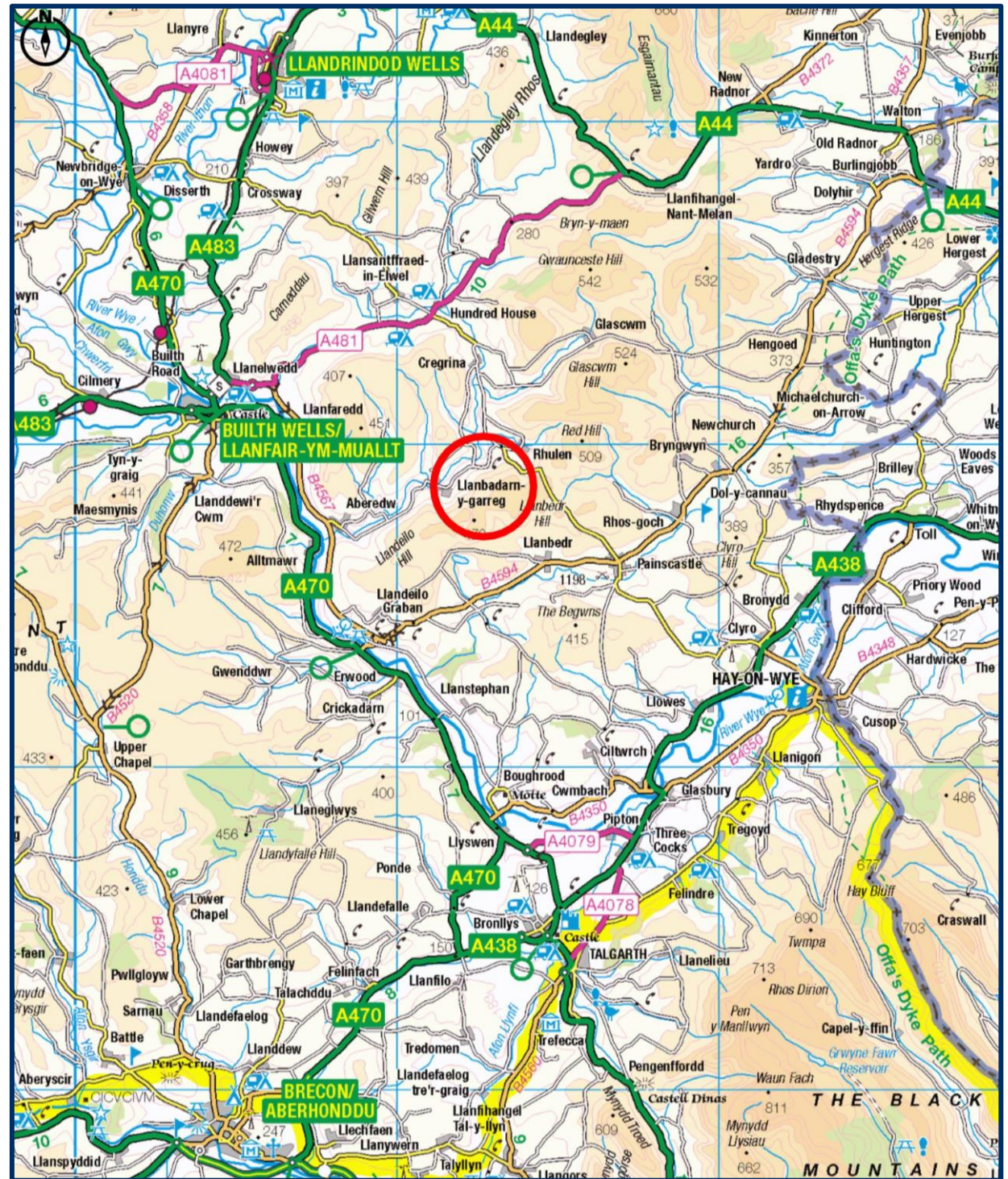
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