

# Ferny House Farm

Rhos-y-Meirch | Knighton

**barbers**RURAL









# Ferny House Farm

Rhos-y-Meirch | Knighton | Powys | LD7 1PE

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Knighton 2.5 miles | Presteigne 6 miles  
Llandrindod Wells 17 miles | Ludlow 19.5 miles  
Hereford 30.5 miles | Shrewsbury 38 miles

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A RARE OPPORTUNITY TO PURCHASE A SMALLHOLDING  
WITH ENORMOUS POTENTIAL  
COMPRISING FARMHOUSE, A RANGE OF EXCELLENT  
AGRICULTURAL BUILDINGS AND LAND

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Stone farmhouse requiring modernisation

Three bedrooms, ground floor bathroom

Sitting room, dining room, kitchen, boot room

Domestic outbuildings

Extensive range of agricultural and livestock buildings (3400 sq m total)

Pasture land

Part of the land let on an FBT

Idyllic, rural location with far-reaching views

27.56 Acres (11.15 Ha) in all



Ferny House Farm is situated in the Welsh countryside in a stunning, peaceful area between the charming towns of Knighton and Presteigne on the English/Welsh border. Both towns offer a selection of small independent shops and restaurants along with primary schools and doctors' surgeries. Knighton is located on the Heart of Wales railway line which runs from Swansea to Shrewsbury providing connections to mainline rail services.

The larger towns of Llandrindod Wells, Ludlow, and Hereford offer a greater range of social, commercial and leisure amenities and facilities. Several private schools including Moor Park and Bedstone College are found within twenty miles.

The area is renowned by walkers and countryside enthusiasts who are drawn to the open country, diverse terrain and dramatic views so prevalent across the region. The proximity to Areas of Outstanding Natural Beauty means that there are an abundance of outdoor pursuits and local activities in which to participate.

Ferny House Farm enjoys a private and secluded location nestled into the hillside and from its elevated position enjoys breathtaking far-reaching views over open countryside across the valley towards Knighton.

Originally a farm worker's cottage, the house is of stone construction, typical of the area, and has a plethora of period features including exposed timbers. The characterful property has been extended and then clad to provide the current living space and would benefit from modernisation and further extension to provide a more substantial living space.

The house is accessed through a sizeable boot room which also acts as a utility room and this leads to the kitchen. Beyond the kitchen is a bathroom. Two reception rooms, one of which has an open fire, are situated on the ground floor.

On the first floor there are three bedrooms and a large landing area which would provide sufficient space to create a small single bedroom or office and workspace.

The gardens are found to three sides of the house and although they are currently unmanaged, they provide plentiful space for the creation of an attractive and private garden with phenomenal panoramic views. A range of domestic outbuildings currently used as a workshop, garage and storage space and dog kennels are located adjacent to the house.

With some work and vision the property will provide a fabulous living space in a stunning rural location.





## Farm Buildings

A substantial range of versatile farm buildings most recently used for the housing of cattle and storage of fodder but with huge potential for a variety of uses including equestrian or commercial.

### 1. Workshop 6.72m x 13.75m

3-bay steel portal-frame, 1-bay fully enclosed, corrugated sides

### 2. Loose Housing 14m x 41.5m

8-bay steel portal-frame with concrete block and boarded sides, central feed passage

### 3. Lean-to off Loose Housing 10.28m x 31.2m

Steel portal-frame with block and boarded sides, feed barrier with self-locking yokes

### 4. Loose Housing 13.12m x 29.6m

5-bay steel portal-frame with concrete block and space boarded sides, feed barrier with self-locking yokes

### 5. Loose Housing 60.6m x 16.8m

10-bay steel portal-frame, part concrete block sides, corrugated sides, front feed fence with self-locking yokes

### 6. Lean-to store 16.8m x 9.4m

Steel portal-frame, part concrete block part corrugated sides

### 7. Loose Housing 23.14m x 36.5m

6-bay steel portal-frame, part concrete block part corrugated sides, front feed fence with self-locking yokes

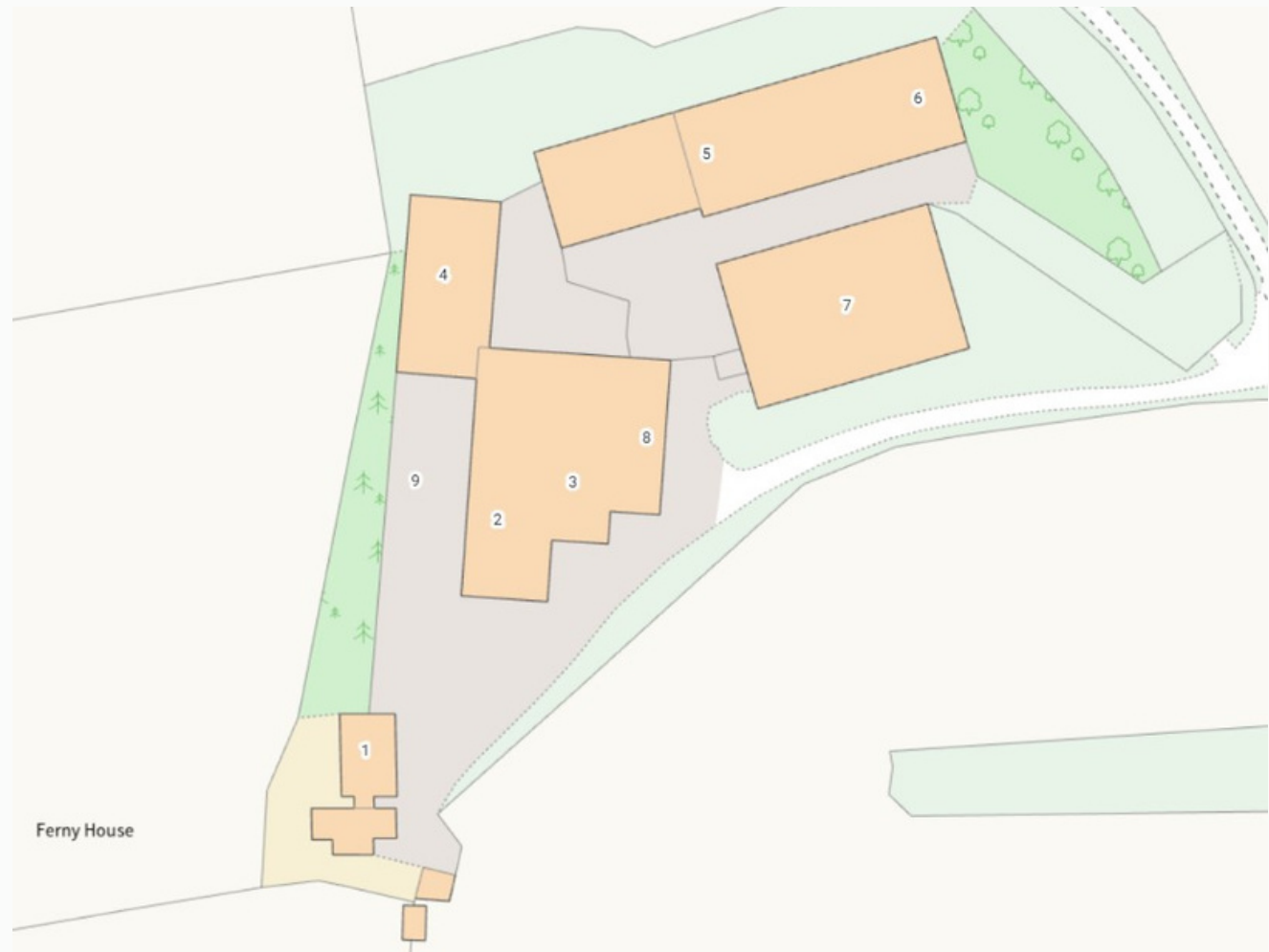
### 8. Loose Housing 6.1m x 26.2m

5-bay steel portal-frame, brick and space boarded sides, feed barrier with self-locking yokes

### 9. Silage clamp

## The Land

The holding extends to 27.56 Acres of which 18 Acres is in permanent pasture and 6.24 Acres is let on a Farm Business Tenancy to Cadeby Tree Sales Ltd who use the land for the growing of Christmas trees. The remaining 3.32 Acres comprises the farmstead. The majority of the land is in permanent pasture and is gently sloping offering ideal space for the grazing of stock. It is predominantly classified as Grade 4 on the Agricultural Land Classification Map of Wales with a small area of Grade 3b to the east indicating that the soil is free draining, slightly acidic and loamy and is therefore suitable for a range of spring and autumn crops as well as as pasture land.









### Method of Sale

For sale by Private Treaty.

### Tenure

We are advised that the property is freehold with vacant possession on completion except in relation to the Farm Business Tenancy over part of the farm (set out below). Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

### Tenancies

6.24 Acres to the west of Ferny House Farm is let on a Farm Business Tenancy to Cadeby Tree Sales Ltd who utilise the land for growing of Christmas trees. This is on an initial term of seven years, from 1st March 2017, with the option to extend the tenancy by mutual agreement, for a further two further years. Further details are available from the Agents.

### Services

Mains electric is available. Water is from a shared private borehole supply which will also supply the seller's retained land. Drainage is to a private septic tank. Oil-fired central heating system.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### 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, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Basic Payment Scheme

The payment for the 2024 claim year is reserved to the seller. The relevant entitlements are included in the sale and will be transferred as soon as reasonably possible after completion of the sale.

### Local Authority

Powys County Council, Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG.  
Tel: 01597 826000

### Mineral and Sporting rights

The mineral rights on parts of the holding are reserved to a third party. A plan indicating these areas is available from the Agents. The sporting rights are otherwise believed to be included in the sale.

### Council Tax Band

Band E

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office.  
Tel: 01630 692500

Email: [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk)

### Location

Postcode: LD7 1PE

What3words: ///likely.disarmed.banquets

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



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