

FOR SALE

Trenewydd Felindre, Knighton, Powys, LD7 1YR

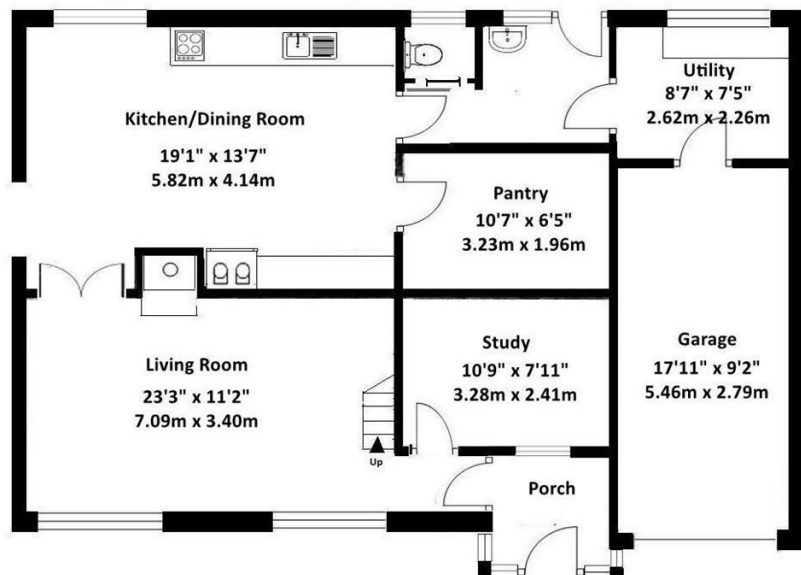


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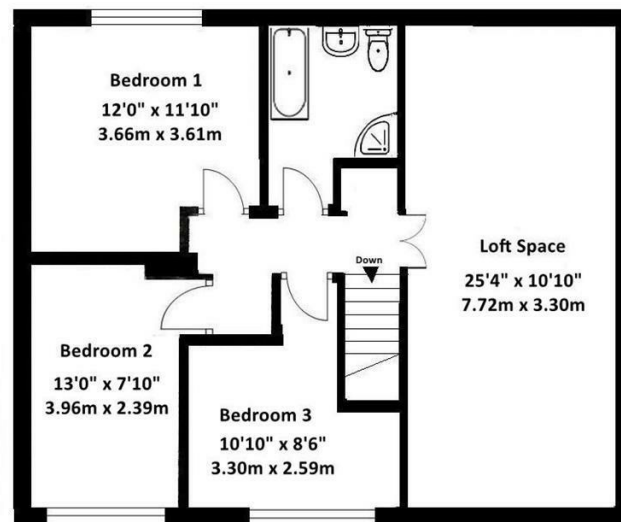
Offers in the region of £345,000

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Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft
(Including Garage/Loft Space)



Ground Floor (Including Garage)
94.3 sq m / 1015 sq ft

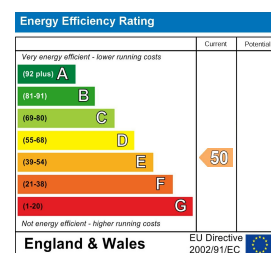


First Floor (Including Loft Space)
70.4 sq m / 758 sq ft

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



A beautifully situated smallholding with just over 5 acres of pasture and woodland in a picturesque part of the Mid Wales countryside. Requiring some refurbishment, it comprises a detached house with 3/4 bedrooms, kitchen/dining room, pantry, utility, living room, study, WC and bathroom. Outside are pleasant garden areas and adjoining land. The property is subject to an agricultural occupancy condition.



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3 Reception Rooms



3 Bedrooms



1 Bathroom



- Detached farmhouse
- 3/4 bedrooms
- Requiring some refurbishment
- Over 5 acres of pastureland & woodland
- Fantastic country setting
- Subject to Agricultural Occupancy

GENERAL REMARKS

Trenewydd is a beautifully situated smallholding which extends to just over 5 acres of pasture and woodland, set in a glorious location on the Welsh Marches.

Whilst requiring some refurbishment, the detached farmhouse provides 3/4 bedrooms with the option of extending into the loft area. There is a large farmhouse kitchen/diner with a Rayburn range together with a well proportioned living room with oil fired stove and study/optional bedroom. Off the kitchen is a walk-in pantry and utility with a ground floor cloaks/WC and a first floor bathroom.

Outside is an integral single garage together with a large parking area and small storage building. Lawns and terraces surround the house and overlook the land which is bisected by a stream with a barn which needs rebuilding. There is an enclosed area including part of the stream which was used to keep chickens and ducks, including two sheds to house them. There is a bridge over the stream in this area.

AGRICULTURAL OCCUPANCY

The house was built subject to condition "that the occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person".

Interested parties must satisfy that they each comply with this condition before arranging a viewing.

LOCATION

The property is located in an unspoilt setting on the Welsh Marches with landscapes of natural charm and beauty. The small village of Felindre is about 2 miles distant and Beguildy is around 4 miles away. The larger market towns of Newtown (13 miles) and Knighton (12 miles) provide a wider range of service and amenities and access to the national rail network.

ACCOMMODATION

Approached off the miner council road by a tarmac drive and parking area, the house has the following accommodation:

FRONT PORCH

With glazed door and sides into:

LIVING ROOM

23'3" x 11'2" (7.09m x 3.40m)

With an Efel oil fired stove, fitted carpet, radiator and door to:

STUDY/BEDROOM 4

10'9" x 7'11" (3.28m x 2.41m)

With fitted carpet, radiator and window to porch.

KITCHEN/DINER

19'1" x 13'7" (5.82m x 4.14m)

With a range of base and wall cupboards, built-in oven and hob, oil Rayburn range, vinyl floor and doors to:

PANTRY

10'7" x 6'5" (3.23m x 1.96m)

With fitted shelving and vinyl floor.

REAR HALL

10'7" x 5'11" (3.23m x 1.80m)

With double-glazed door to the rear, Belfast sink and

SEPARATE WC

UTILITY

8'7" x 7'5" (2.62m x 2.26m)

Housing the oil fired central heating boiler. Vinyl floor and space for appliances.

The staircase rises to the First Floor Landing with access to the

LOFT SPACE

25'4" x 10'10" (7.72m x 3.30m)

Which might be used to extend the first floor accommodation subject to suitable plans.

BEDROOM 1

12'0" x 11'10" (3.66m x 3.61m)

With double-glazed window to rear with views over the fields. Fitted carpet and radiator.

BEDROOM 2

13'0" x 7'10" (3.96m x 2.39m)

With double-glazed window to the front with country views. Fitted carpet and radiator.

BEDROOM 3

10'10" x 8'6" (3.30m x 2.59m)

With double-glazed window to the front with country views. Fitted carpet and radiator.

BATHROOM

7'6" x 6'9" (2.29m x 2.06m)

With a corner shower cubicle, panelled bath, wash basin, WC and fitted carpet.

OUTSIDE

To the front is a good sized parking area and an Integral Garage (17'11" x 9'2") with up and over doors. Surrounding the house are gardens laid to grass with shrubs and flower beds, log store, oil tank and paved patio, ideal for alfresco dining and looking up to the adjoining fields.

LAND

Lying mainly to the south of the farmhouse is the land which extends to just over 5 acres of permanent pasture and woodland which includes an enclosed orchard with a variety over 100 young fruit trees and 4 walnut trees. The fields are bisected by a small stream which feeds the River Teme. The land slopes up from the house, within a ring fence with a small range of traditional buildings (Approx. 62' x 17') and which are in need of urgent repair and lie adjacent to the lane..

SERVICES

Mains electricity is connected. Private water and drainage. Oil central heating and double-glazing.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Powys Council - Band F

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Knighton proceed west on the B4355 towards Newtown. Continue through the village of Felindre and take the first turn left. Proceed on this lane for about 2 miles, passing Lower House Holt on the right and the farm on your left and continue a short distance and the property will be on your left.

What3Words - singers.respected.married

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.