



Holters

**Gwernant, Llandinam, SY17 5AS**

**Offers in the region of £595,000**



Holters  
Local Agent, National Exposure



# Gwernant, Llandinam, SY17 5AS

Gwernant is a small-holding with big potential!

Located on the edge of popular Llandinam, this property includes a 3 bedroom farmhouse, multiple outbuildings and approx 10 acres \*VIDEO TOUR AVAILABLE\*

## Key Features

- Traditional Farmhouse
- 3 Bedrooms
- 2 Reception Rooms
- Family Bathroom
- 10 Acre Small Holding (Approx.)
- Cottage Garden
- Large Farmyard with additional parking areas
- Outbuildings and Workshops
- Opportunity to extend the residential property
- Popular Village location between Newtown and Llanidloes

## The Property

Gwernant is a small holding found at the end of a shared private lane located off the A470 on the edge of the popular village of Llandinam.

The sale of this property includes a traditional Welsh farmhouse, multiple farm outbuildings and approximately 10 acres of land.

The accommodation at Gwernant is spread over two floors including an entrance porch, a country kitchen, two reception rooms, three double bedrooms and a family bathroom. The house has been a beloved family home for over 48 years and retains many period features including wooden beams and fireplaces.

The main reception room includes a large wood-burner which is linked to the oil fired central heating system. The second reception room, which features a n open fireplace with stone chimney breast, is currently being used as a treatment room but would make an ideal dining room, snug or playroom. The spacious kitchen is fitted with a range of base and wall cupboards as well

as space for a family dining table and opens onto the rear courtyard, ideal for hosting summer evening BBQs. Upstairs the master bedroom benefits from built in wardrobes and a feature fireplace. The two further bedrooms would comfortably fit double beds. The family bathroom includes a bath with shower unit, wash basin and WC. The house was fitted with triple glazing throughout in 2019.

To the front of the house is a west facing walled garden with patio and lawned areas. To the rear and side are further cottage style gardens with wildflower banks, resplendent in spring and early summer.

The house and farmyard are enveloped in approximately 10 acres of land, which are split into 6 paddocks. Over the last few years this land has been rented out to local farmers for grazing and silage growing (an arrangement that can continue if desired).

The outbuildings include a large steel framed barn, on one side of the generous yard, which has previously housed a number of large agricultural vehicles as well as 1,400 hay bales. It also benefits from an additional lean-to. On the other side of the yard there are traditional agricultural farm buildings and second modern shed in line with the farmhouse. These buildings were previously used for calf rearing and could easily revert back to agricultural function for those wishing to use the property as a traditional small holding. A further shed and static caravan are situated in the top field behind the house.

What cannot be underestimated with this property is the abundance of potential it represents! For those wishing to expand the living accommodation, the farm buildings to the side of the house offer the perfect means to do so (subject to obtaining necessary planning permissions.) The property would also offer the perfect location for equestrian, agricultural, tourism or commercial use.

We would highly recommend booking your viewing of the Gwernant, so you too can open up your imagination to all the opportunities there are!

## Location

Llandinam village is located in the heart of Montgomeryshire, on the A470 between Llanidloes and Newtown.

The village is rich in history being the former home of David Davies, famed 19th Century Industrialist and Philanthropist. To this day the village has a vibrant community and boasts a village pub, a popular primary school, nursery and forest school, weekly post-office services and a well supported Village Hall which hosts a range of events from coffee mornings to exercise classes. For anyone interested in pursuing outdoor activities the opportunities are endless.

Llandinam is under 10 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club. The beautiful neighbouring Mid Wales town of Llanidloes has much to offer residents



and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales. The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

The property is just off the A470 a main visitor route into Mid Wales. It is served by local bus routes and is close to Caersws and Newtown train stations.

Services

We are informed the property is connected to mains water and electricity.

The property has a private septic tank and soak away installed in 2022.

Heating

The property has the benefit of oil fired central heating. The multi-fuel burner in the living room is connected to the heating system.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Nearest Towns/Cities

- Caersws - 2 miles
- Llanidloes - 6 miles
- Newtown - 8 miles
- Rhayader - 20 miles
- Aberystwyth - 35 miles
- Shrewsbury - 40 miles

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Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Agents Note

The neighbouring property Brynseinion has a right of access over the lane as far as the car parking area in front of that property.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, 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 on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





