



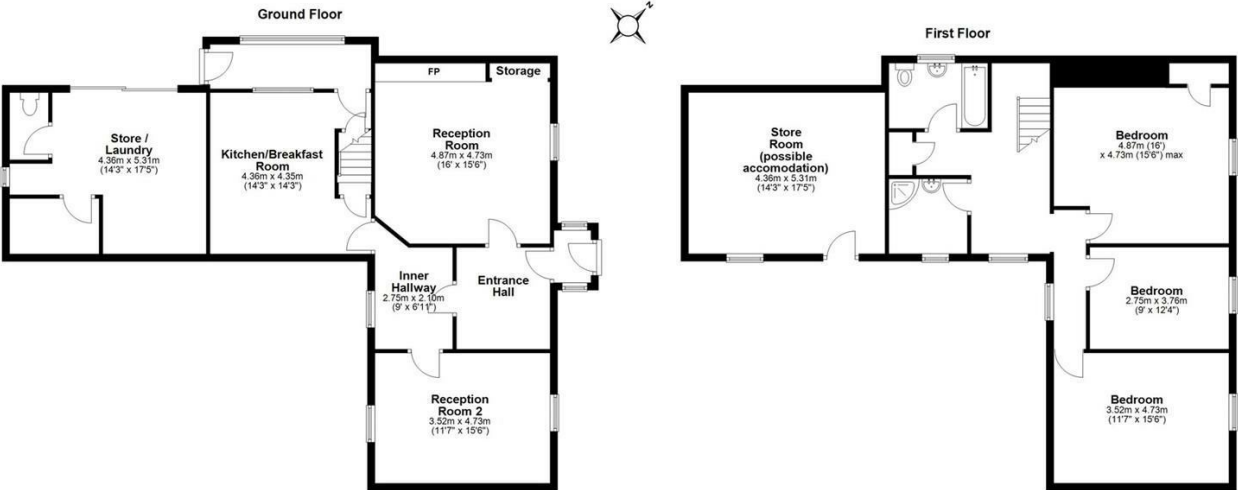


Cefnbyrhedyn Farm, Melin-Byrhedyn, Machynlleth, SY20 8SJ
Price Guide £1,200,000

Cefnbyrhedyn Farm, extending to approximately 130.69 acres (52.89ha), is an impressive upland farm offering a rare opportunity to acquire a substantial and versatile rural holding. The property benefits from a character 3 bedroom house, and a range of traditional stone farm buildings alongside a comprehensive array of modern agricultural buildings that provide excellent operational capacity for contemporary farming practices, all centrally located within the holding.

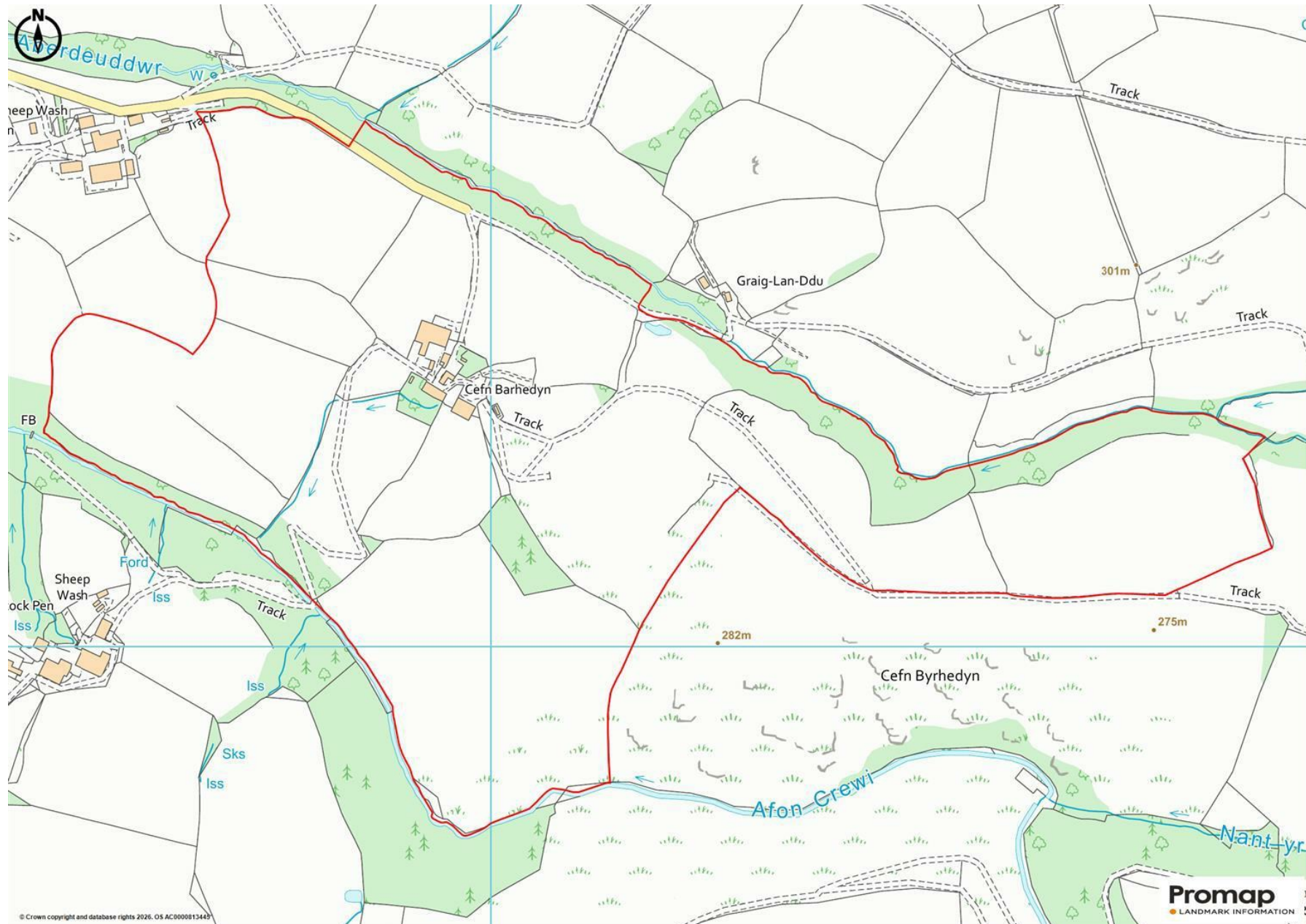
Set within a desirable rural location, the farm offers productive upland grassland and significant scope for a range of agricultural, livestock, equestrian, and potential diversification uses, subject to obtaining the relevant consents. Combining scale, practicality, and traditional appeal, Cefnbyrhedyn Farm represents an attractive and well-equipped farming enterprise.





Artist's impression for illustration purposes only. All measurements are approximate.
Not to Scale. www.pinterest.com/rogerparry/
Direct Dial 07973 208 007
Plan produced using PlanUp

Map of Property
(not to scale - for identification purposes only)



DESCRIPTION

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LOCATION

Cefnbyrhedyn Farm is situated in the Melinbyrhedyn valley, just 5.5 miles from the market town of Machynlleth with a wide range of amenities and a central transport network.

THE FARMHOUSE

A well maintained 3 bedroom farmhouse with uPVC double glazing throughout, together with mains electricity and a private water supply, offering spacious living accommodation and boasting character feature beams. The property benefits from an adjoining garage with storage space above which could provide extra living space/bedrooms if converted.

Kitchen

14'3" x 14'3" (4.36 x 4.35)

Fitted kitchen with oil fired range to provide hot water, and an understairs storage cupboard

Living Room

15'11" x 15'6" (4.87 x 4.73)

With feature beams and solid fuel fireplace

Lounge

11'6" x 15'6" (3.52 x 4.73)

Wood flooring and solid fuel log burner

Entrance Hall

Spacious entrance hall

Bedroom1

15'11" x 15'6" (4.87 x 4.73)

Double bedroom

Bedroom 2

11'6" x 15'6" (3.52 x 4.73)

Double bedroom

Bedroom 3

9'0" x 12'4" (2.75 x 3.76)

Large single bedroom

THE LAND

The property as a whole extends to approximately 130.69 acres (52.89 hectares) and includes 112 acres of grassland, of which 48 acres is suitable for mowing, and 16.5 acres of woodland. The ring-fenced land is in good heart with well-maintained boundaries and a good water supply.

FARM BUILDINGS

The extensive range of modern steel portal frame buildings provides ample cattle loose housing, cubicles and sheep housing.

Cattle housing - a mixture of loose housing and cubicles with feed passages

Sheep shed - with easy access to paddocks nearby

Traditional Building with sheep sorting race

Traditional Building - 2-storey former stables with tallet above

TRADITIONAL BUILDINGS

The traditional buildings on the farm provide an opportunity for conversion to holidays lets, residential or other uses, subject to obtaining the relevant consents.

HILL LAND

An additional area of hill land adjoining Cefnbyrhedyn Farm, extending to approximately 188 acres (76.10 ha), is available for purchase by Aled Ellis Estate Agents. A Private Right of Way exists across Cefnbyrhedyn Farm to access the Hill Land.

METHOD OF SALE

Private Treaty

LOCAL AUTHORITY

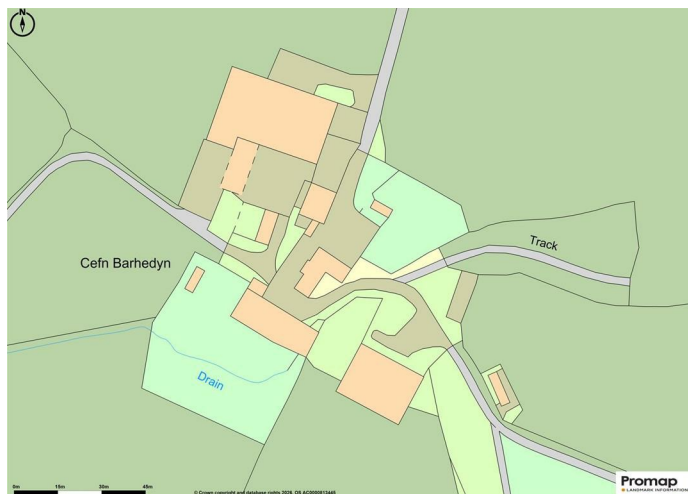
Powys County Council

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.



General Services:

Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

Directions:

From Machynlleth take Heol Maengwyn and take the right turn onto Forge Road, signposted Llanidloes. Continue for 4 miles then take the left turn, signposted Melin-Byrhedyn. Continue into the village, cross the bridge and take the right turn. Continue for 1 mile and Cefnbyrhedyn is on the right.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.