

# BWLCH FARM

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LLANANNO | LLANDRINDOD WELLS



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LLANANNO | LLANDRINDOD WELLS | POWYS | LD1 6TT

Llandrindod Wells 11 miles | Welshpool 33 miles | Shrewsbury 55 miles  
Oswestry 40 miles | Birmingham 90 miles | London Euston 3 hours 22 minutes  
(Distances and time approximate)

A distinguished Grade II listed country house with contemporary barn conversion, set within 7 acres overlooking the Ithon Valley

Medieval Welsh farmhouse

Extended and improved by current owners

Contemporary barn conversion retaining a wealth of character features

Paddocks of 6.3 acres

Substantial garage/ workshop

Delightful rural location

VIDEO TOUR



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# LOCATION & SITUATION

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Bwlch Farm occupies an enviable and private setting within unspoilt Mid Wales countryside, enjoying panoramic views over the surrounding landscape and across the picturesque Ithon Valley.

The area is renowned for its natural beauty, with a wealth of walking routes nearby and a variety of sites of historical and scientific interest within easy reach. Despite its peaceful setting, the property remains accessible to the nearby market towns of Llandrindod Wells and Newtown, both offering day-to-day facilities, schooling and leisure facilities.

**Road:** The property is well positioned for access to the A483, providing convenient links to Newtown, Llandrindod Wells and the wider Mid Wales road network, connecting to the Midlands and beyond.

**Rail:** Rail services are available from nearby stations including Llandrindod Wells and Newtown, with connections to Shrewsbury and onward rail links to London Euston.

**Air:** Birmingham Airport is approximately 2 hours' drive, with Liverpool and Manchester Airports both around 2.5 hours' drive.

**Schools:** A range of well-regarded primary and secondary schools are available within the surrounding area, together with independent schooling options further afield in Shrewsbury and the wider region.

**Sporting:** The area offers excellent outdoor pursuits including walking, riding and cycling, together with nearby shooting, fishing and golf facilities, all set within some of Mid Wales' most scenic countryside.



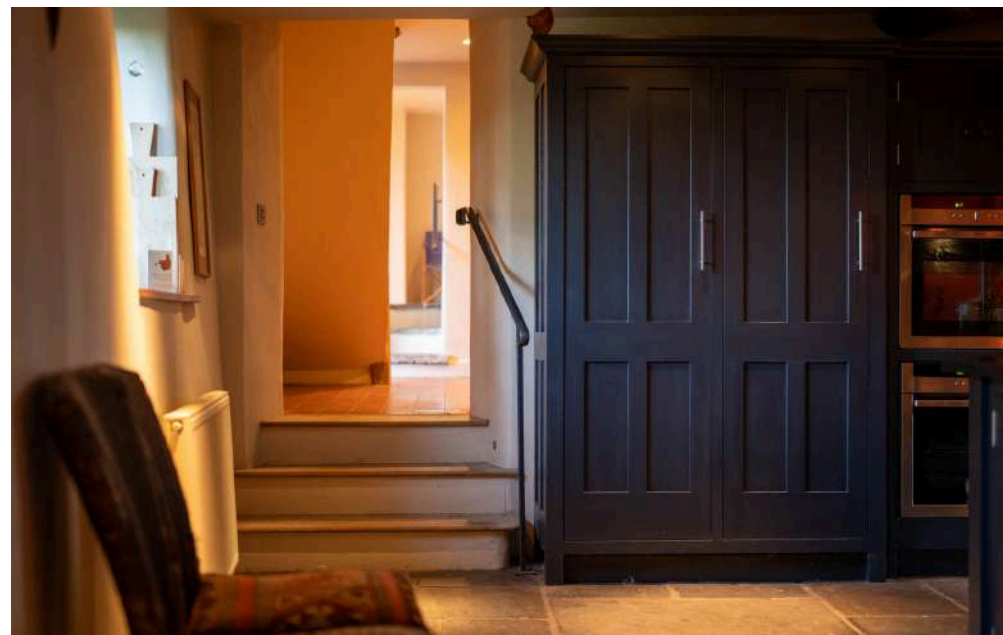
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Originally constructed circa 1522, Bwlch Farm is a fine example of a medieval Welsh cruck-framed farmhouse, Grade II listed and later extended. In more recent years, the current owners have undertaken a thoughtful programme of improvement, including the conversion of the adjoining barns.

The result is a highly successful combination of historic character and modern open-plan living, with flexibility to accommodate extended family living if desired.





## THE ACCOMMODATION

The property presents a rare opportunity to acquire a historic Welsh farmhouse blended with contemporary living spaces, creating a home of immense character and versatility. The original cruck-framed structure, dating from the early 16th century, retains a wealth of period features, including impressive exposed timbers, inglenook-style fireplaces and charming rooms, all of which combine to reflect the property's rich heritage and architectural significance.

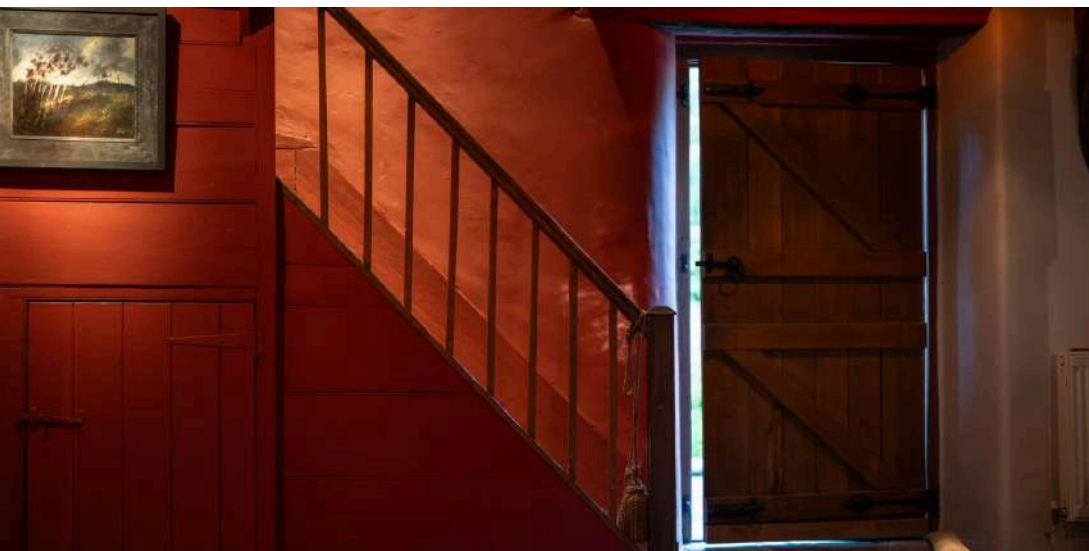
The principal farmhouse accommodation is centred around a welcoming entrance hall, leading through to a large bespoke open-plan kitchen, thoughtfully designed

with a central island, exposed beams and a wood-burning stove, forming a warm and sociable heart to the home. This space is ideally suited to both everyday family life and informal entertaining alike. Further ground floor accommodation includes a characterful lounge with open fire, together with a snug, office area, utility room and shower facilities, providing flexibility for modern living requirements.

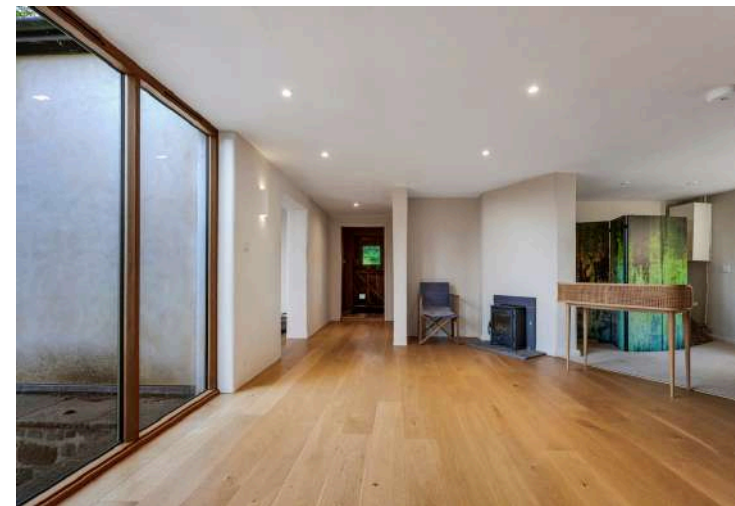
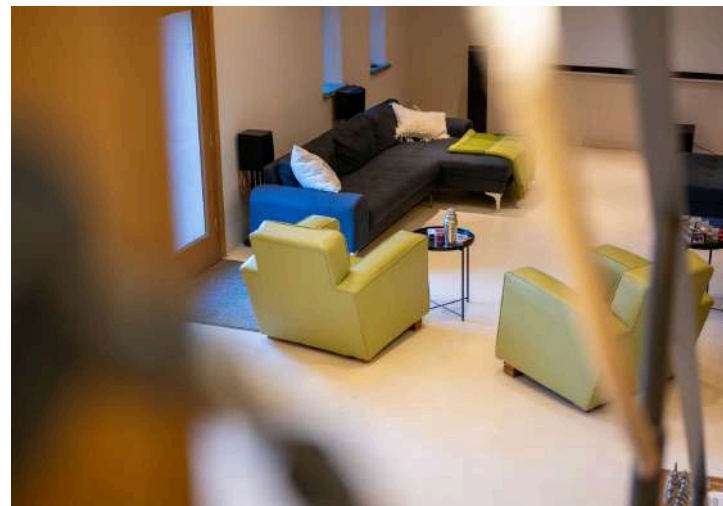
A particularly striking feature is the adjoining barn conversion, which offers an impressive double-height space with mezzanine levels, creating an adaptable environment suitable for a variety of uses, whether as

additional living accommodation, workspace or independent ancillary space.

To the first floor, the property provides a well-appointed principal suite with dressing area and en-suite, complemented by further bedrooms and bathroom facilities. Overall, the layout offers excellent flexibility, making it ideally suited to multi-generational living, home-working or potential income opportunities, subject to the necessary consents.

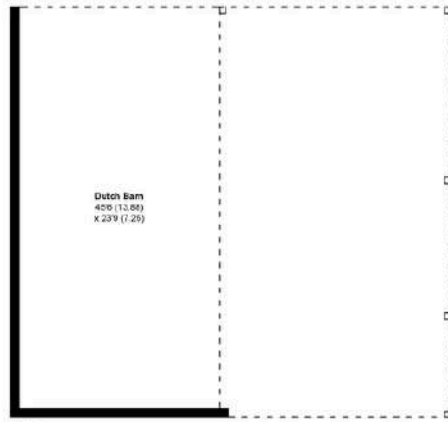




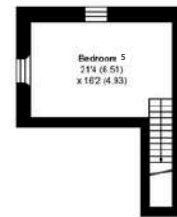
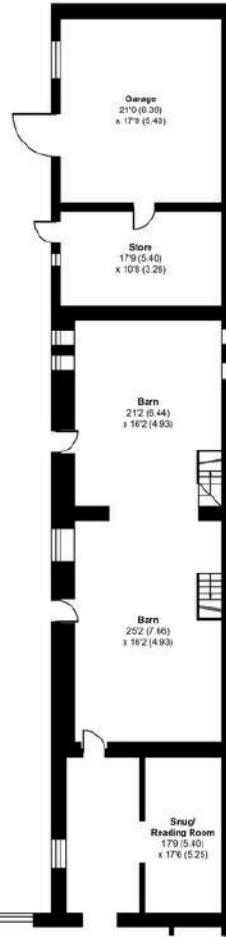


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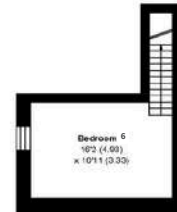
Approximate Area = 4841 sq ft / 449.7 sq m  
 Mezzanines = 404 sq ft / 37.5 sq m  
 Garage = 571 sq ft / 53.0 sq m  
 Outbuilding = 1083 sq ft / 100.6 sq m  
 Total = 6899 sq ft / 640.8 sq m  
 For identification only - Not to scale



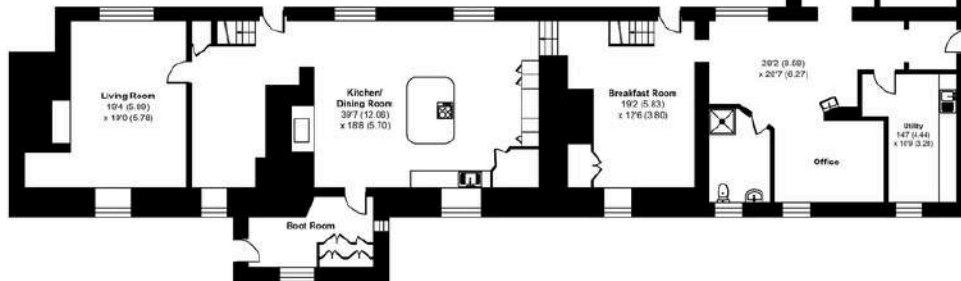
Barn



Mezzanine 2

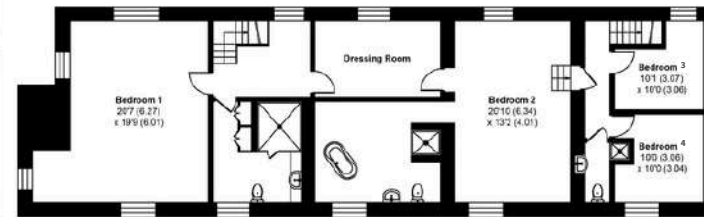


Mezzanine 1



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS). Residential. Produced by LumaMedia for Halls.



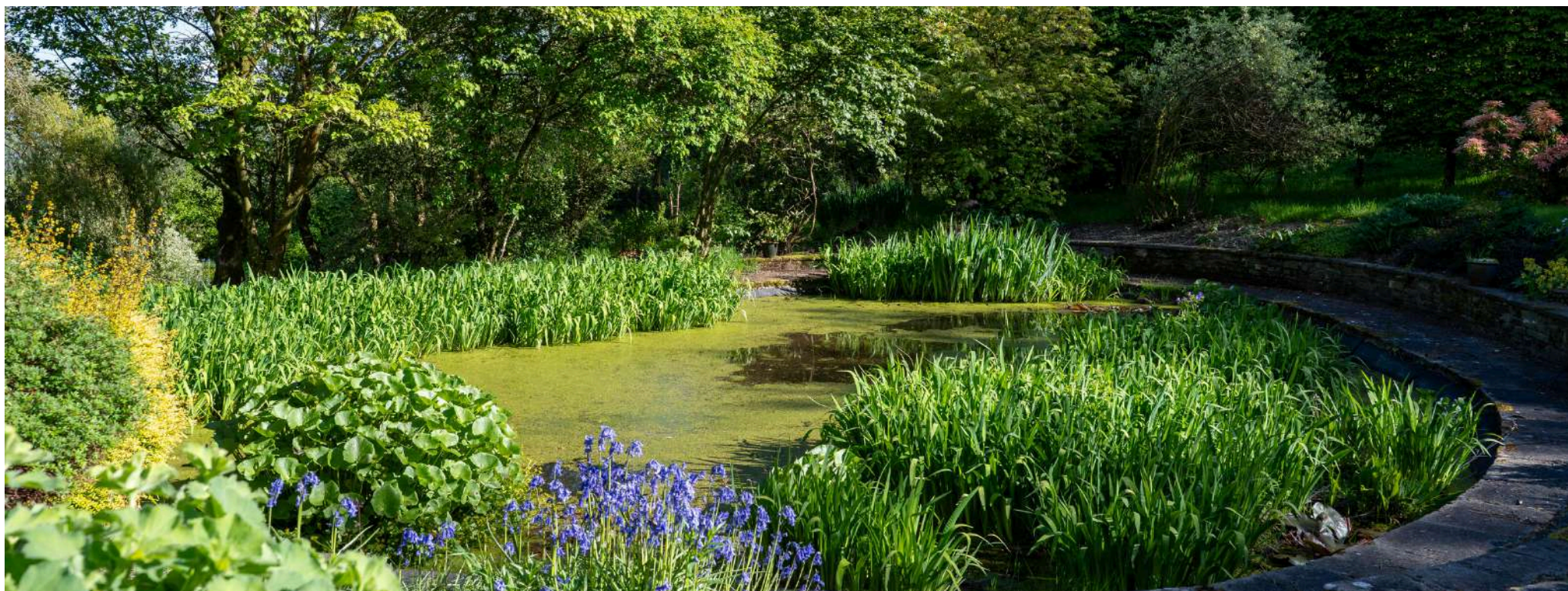
First Floor

VIDEO TOUR



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## GARDENS & GROUNDS

The property is approached via a gravelled driveway leading to a generous parking and turning area. The gardens have been carefully landscaped and are a particular feature, arranged in a charming cottage style with well-stocked borders, mature planting and a variety of established trees and shrubs.

A large paved and gravelled terrace provides an ideal space for outdoor entertaining, enjoying a predominantly southerly aspect and views across the surrounding countryside. Beyond the formal gardens lie useful paddocks extending to approximately 6.3 acres, together with a further area of woodland and a Dutch barn, offering excellent amenity and lifestyle appeal.

The substantial garage and workshop provides excellent storage and workspace, with potential for further adaptation (subject PP Consent). The existing outbuildings, land and overall configuration of the property offer considerable scope for those seeking a smallholding, equestrian use or further lifestyle development.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains electricity, oil fired central heating and a private borehole water supply. Drainage is provided to a private system. None of these services have been tested by Halls.

## LOCAL AUTHORITY

Powys County Council, Powys County Hall, Llandrindod Wells, Powys, LD1 5LG  
Tel: 01597 827460

## COUNCIL TAX

Council Tax Band – H

## EPC

Rating – TBC

## DIRECTIONS

What3Words ///claps.scarecrow.round

From Llandrindod Wells, proceed north-west on the A483 towards Newtown. After approximately 8 miles, turn left towards Llananno and continue through the village. Bwlch Farm is situated a short distance beyond, occupying a private position off a minor country lane. Viewings are by prior appointment with Halls.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

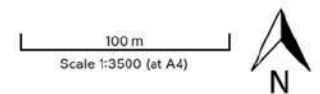
## IMPORTANT NOTICE

**1.** 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. **2.** 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. **3.** 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** 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. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bwlch Farm  
Llananno  
Llandrindod Wells  
LD1 6TT



FOR IDENTIFICATION  
PURPOSES ONLY





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