

Holters

Local Agent, National Exposure

Glanbarred Oakley Park, Llanidloes, SY18 6LP

Offers in the region of £475,000



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Glanbarred combines flexible accommodation, over four acres, useful outbuildings and beautiful countryside views. A home with plenty of potential, whether you're looking for space for family, animals or a rural lifestyle.

- Detached, Rural Home
- 4+ acres
- Flexible Accommodation with up to 6 Bedrooms
- Annexe for Multi Generational Living
- Huge Potential
- Outbuildings & Off-Road Parking
- Gardens & Versatile Paddocks
- Countryside Views
- 3 Miles from Llanidloes
- Council Tax Band D

The Property

Tucked into the rolling countryside of Oakley Park, between Llanidloes and Caersws, Glanbarred is a detached family home set within just over four acres, offering flexible accommodation, useful outbuildings, far reaching countryside views and genuine smallholding potential.

The house provides generous and adaptable living space, currently arranged as a main home with an adjoining annexe, each with its own kitchen and living accommodation. It is well suited to multi-generational living, welcoming extended family or providing flexibility for older children or guests, while also offering the option to create one substantial family home if preferred.

There are several reception rooms, two kitchens and flexible accommodation providing up to six bedrooms across the main house and annexe. Character features, including exposed beams, sit comfortably alongside lighter, more modern spaces, while almost every

room enjoys lovely views across the surrounding countryside. The property would benefit from updating in places, but it is entirely liveable as it is, allowing the next owners to improve it at their own pace.

Outside, the gardens and grounds immediately surrounding the house extend to around two acres and include a paddock enclosed by mature hedgerows, a further grassed enclosure, mature oak trees and ample off road parking. A range of useful outbuildings adds enormous versatility, including a substantial workshop and garage, additional storage sheds and a static caravan, providing excellent space for livestock, machinery, hobbies or a home business.

A short distance along the lane is a further parcel of land extending to approximately two acres, ideal for grazing, haymaking or simply enjoying the extra space. Altogether, the land provides excellent scope for anyone looking to keep animals, grow produce or embrace a more rural way of life.

Whether you're looking for room for family, a place to pursue a hobby or business, or simply the freedom that comes with land and open views, Glanbarred offers an exciting opportunity to make it your own.

The Location

The beautiful Mid Wales town of Llanidloes is rich in history and has so 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 town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities



are endless. Llanidloes is 4 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. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has oil fired central heating.

Services

We are informed the property is connected to mains services. It has a private drainage system

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Council Tax

Powys County Council - Band D

Nearest Towns/Villages

- Llanidloes - 3 miles
- Caersws - 6 miles
- Trefeglwys - 6 miles
- Newtown - 11 miles
- Aberystwyth - 32 miles

What3Words

climbing.bouncing.duties

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

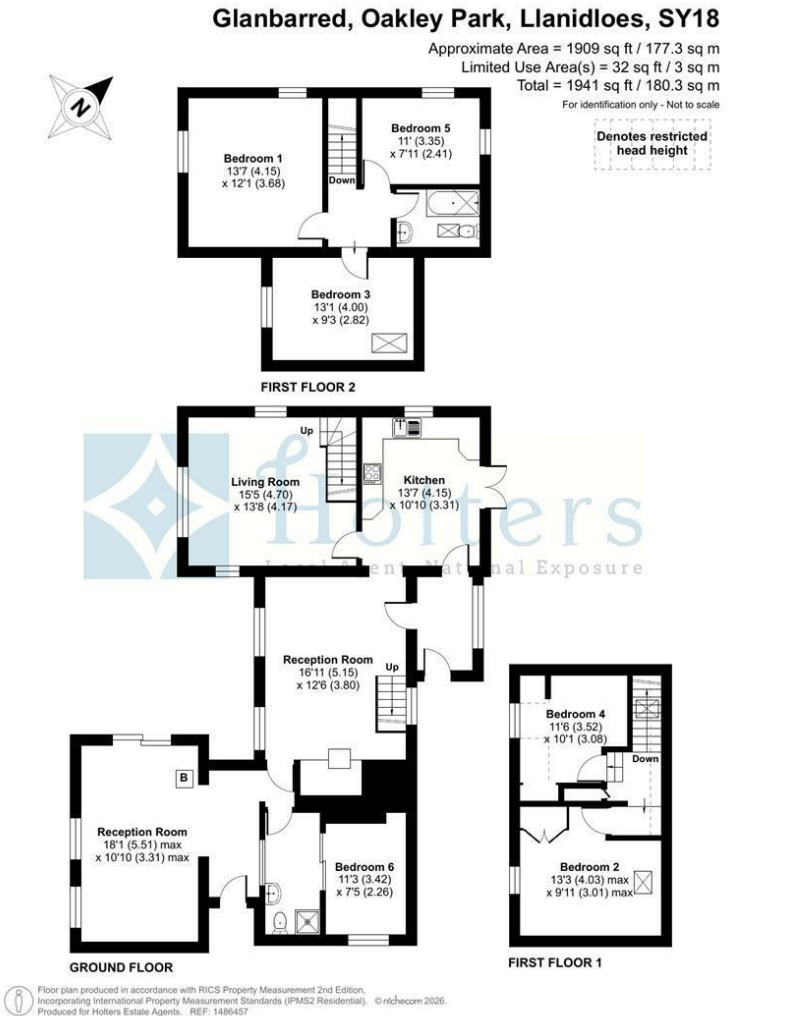
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 lessor 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 vendor 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.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

