

TRENEWYDD

FELINDRE | KNIGHTON | POWYS | LD7 1YR

Halls 1845



TRENEWYDD

FELINDRE | KNIGHTON | POWYS | LD7 1YR

Knighton 11.6 miles | Newtown 14.9 miles | Shrewsbury 36.6 miles | Hereford 42.2 miles
(all mileages are approximate)

A BEAUTIFULLY SITUATED SMALLHOLDING WITH GREAT POTENTIAL FOR IMPROVEMENT AND REQUIRING SIGNIFICANT REFURBISHMENT, WITH JUST OVER 5 ACRES OF PASTURE AND WOODLAND.

Smallholding with around 5 acres of pastureland & woodland
Requiring significant refurbishment
Great potential for improvement
Fantastic country setting
Single garage gardens and parking

Shrewsbury Office
2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ
T: 01743 236444
E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///singers.respected.married

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.

SITUATION

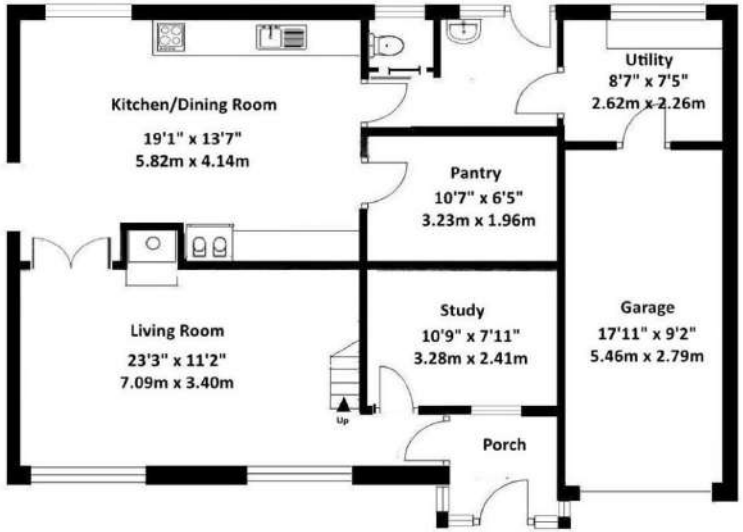
The property is located in an unspoilt setting on the Welsh Marches with landscapes of natural charm and beauty. The small village of Felindre is about 2 miles distant and Beguildy is around 4 miles away. The larger market towns of Newtown (13 miles) and Knighton (12 miles) provide a wider range of service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

PROPERTY

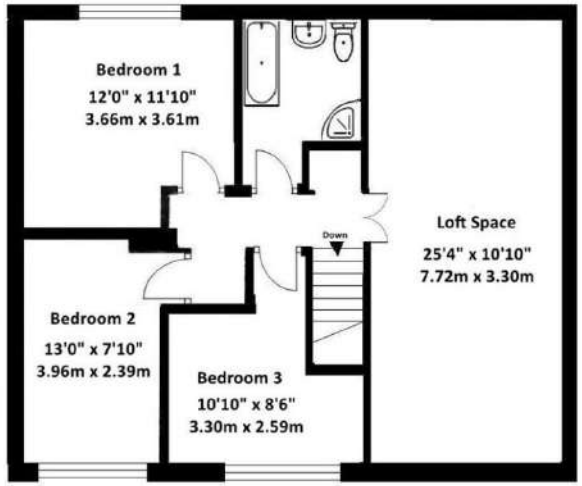
Trenewydd is a beautifully situated smallholding which extends to just over 5 acres of pasture and woodland, set in a glorious location on the Welsh Marches.

Whilst requiring significant refurbishment, the detached farmhouse provides 3/4 bedrooms with the option of extending into the loft area subject to any necessary consent.. 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 cloak/WC and a first-floor bathroom.

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

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.

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

Mains electricity is connected. Private water and drainage. Oil central heating and double-glazing. We are informed that the private water supply located on neighbouring land is unreliable. Interested parties are therefore advised that a new borehole supply will need to be installed at the purchasers' cost.

LOCAL AUTHORITY

Powys Council, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Tel: 01597 827460

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





Halls 1845