Town & Country

Estate & Letting Agents









Fron Heulog , Hirnant, SY10 0HR

Offers In The Region Of £695,000

53 ACRE SMALLHOLDING, MODERN BUNGALOW & MANY USEFUL OUTBUILDINGS with direct access into the Dyfnant forest with many paths and tracks suitable for treking, hacking, trail riding or riding to Lake Vyrnwy for a picnic!

Freehold, with no occupancy restrictions, this smallholding offers many opportunities for the new owner! The well-presented detached bungalow boasts two spacious reception rooms, providing ample space for relaxation and entertaining.

The extensive outbuildings and stabling further enhance the property, making it an ideal setting for equestrian pursuits or for keeping livestock. The property offers great potential for further development to install extra stabling or for an indoor arena if required.

This property is not just a home; it is a lifestyle choice, presenting many possibilities for those looking to embrace the charm of rural living. Whether you are an equestrian enthusiast or simply seeking a peaceful retreat with extensive grounds and buildings, this bungalow in Hirnant near Penybontfawr, is a remarkable find that should not be missed.

Directions




Description

A highly productive and versatile dwelling extending to approximately 53.32 acres of quality agricultural pastureland and grounds, ideally suited to livestock rearing, grazing and equestrian use. Set in an exceptionally private and picturesque rural location, the property comprises a substantial detached bungalow together with a useful range of agricultural outbuildings and traditional farm buildings offering great scope for further development.

The land is well suited to a variety of farming and equestrian enterprises, offering excellent grazing and fodder production potential. Enjoying a peaceful yet accessible setting, this is a rare opportunity to acquire a productive rural holding with considerable lifestyle, agricultural and equestrian appeal.

An outstanding private country property in the heart of the Welsh countryside.

Accommodation Comprises

Rear Hall 6'8" x 4'7" (2.05m x 1.42m)

The rear hall has built-in cupboards providing useful storage. A door offers access to the outside at the side of the property leading onto the driveway. The room also benefits from a cupboard housing the boiler, neatly concealed yet easily accessible.

Cloakroom 6'5" x 3'5" (1.98m x 1.05m)

The cloakroom is fitted with a WC and wash hand basin with tiled walls and flooring, providing a practical and easy-to-maintain finish.

Kitchen 13'7" x 9'6" (4.15m x 2.90m)



A kitchen has a window to the front and side taking in the views, a range of base and wall units with granite worktops over and a breakfast bar, providing both practical workspace and informal dining. There is space and plumbing for a dishwasher, along with a sink and drainer unit with mixer tap over. Cooking facilities include an electric oven with hob and extractor hood above. The room benefits from fully tiled walls and flooring, offering a smart and easy-to-maintain finish throughout. A door leads through to the utility room and sitting room.

Utility Room 7'0" x 6'5" (2.14m x 1.97m)

The utility room has a window to the side, space and plumbing for appliances together with an external vent for a tumble dryer. The area also benefits from additional storage space, enhancing practicality and everyday convenience.

Sitting/Dining Room 20'0" x 12'7" (6.10m x 3.84m)



A very versatile, spacious room having oak flooring, large uPVC windows allowing an abundance of natural light, and an airing cupboard housing the immersion heater.

Entrance Hall 14'7" x 7'7" (4.46m x 2.33m)

Accessed via a uPVC front door from the garden, the property opens into a welcoming entrance hall with oak flooring, providing a practical and attractive first impression of the home. The hallway offers space for coats and footwear, along with a telephone point and access to the principal rooms.

Lounge 19'10" x 12'11" (6.07m x 3.94m)



A large and inviting room with a feature open fireplace, creating a warm focal point. Large uPVC double doors open directly onto the patio area, allowing excellent natural light and a seamless connection to the outdoor space.

Bedroom One 15'5" x 10'2" (4.70m x 3.10m)



The first bedroom benefits from a range of large fitted wardrobes providing excellent storage. Windows perfectly frame the truly stunning, far-reaching countryside views, offering an ever-changing outlook across the surrounding landscape. The room also has a door leading to the en-suite shower room.

Ensuite 10'2" x 4'11" (3.10m x 1.50m)



The en suite comprises a walk-in shower, WC, and wash hand basin, together with a heated towel rail. The en-suite benefits from fully tiled walls, providing a sleek, modern and easy-to-maintain finish.

Bedroom Two 12'5" x 9'5" (3.81m x 2.89m)



The second double bedroom has wooden flooring and windows to the side and rear providing natural light and a pleasant outlook.

Bedroom Three 9'9" x 8'0" (2.99m x 2.44m)



The third double bedroom has wood flooring, with a rear-facing window providing natural light and an attractive outlook. The room also benefits from built-in cupboards offering useful storage.

Family Bathroom 9'3" x 9'0" (2.82m x 2.75m)



The family bathroom is fitted with a corner spa bath, separate walk-in shower, WC, and wash hand basin, together with a heated towel rail. The bathroom benefits from tiled floors and walls, providing a stylish, practical and easy-to-maintain finish.

Gardens



Additional Image



Additional Image

Additional Image

Outbuildings

The property also has a variety of outbuildings ideal for a number of uses. The current owners have used them previously for equestrian purposes and this could easily be reinstated very easily.

Barn 120'0" x 21'1" (36.58m x 6.44m)



There is a traditional timber and stone outbuilding adjacent to the property with roadside access, ideally suited for storage or a variety of agricultural uses. There are various sections that would be ideal for stabling and equestrian use. The building benefits from automatic refill water bowls, an electric water heater, and a large lofted area with timber flooring, providing excellent additional storage capacity and versatility.

Lean-To 119'4" x 19'10" (36.39m x 6.06m)

The Steel-framed lean to outbuilding is attached to the barn with corrugated sheet roofing and a durable concrete floor, offering a robust and practical structure suitable for a range of agricultural, storage, or workshop uses. This area would also lend itself to the addition of further stable block units with hard standing area.

Shed/Garage 21'1" x 21'0" (6.44m x 6.42m)

The garage has a concrete floor with fitted storage shelving, providing a practical and durable space ideally suited for storing machinery and equipment.

Agricultural Barn 89'9" x 35'3" (27.38m x 10.76m)



The steel-framed building is located to the top side of the property with a large automatic water filling trough, together with water and electricity laid on, offering a highly practical and versatile facility suitable for agricultural or livestock use. The space would also lend itself to the addition of an indoor arena area with the addition of a suitable floor covering.

Outbuilding 29'9" x 18'9" (9.07m x 5.74m)

There is an additional timber-framed building located to the rear of the agricultural barn with a corrugated sheet roof, formerly used as a stable block. The building is arranged into six separate partitions, offering flexible accommodation suitable for livestock, horses, storage, or a variety of agricultural uses. There is also a useful stoned hard standing area leading to this building ideal for storage and parking.

Additional Image



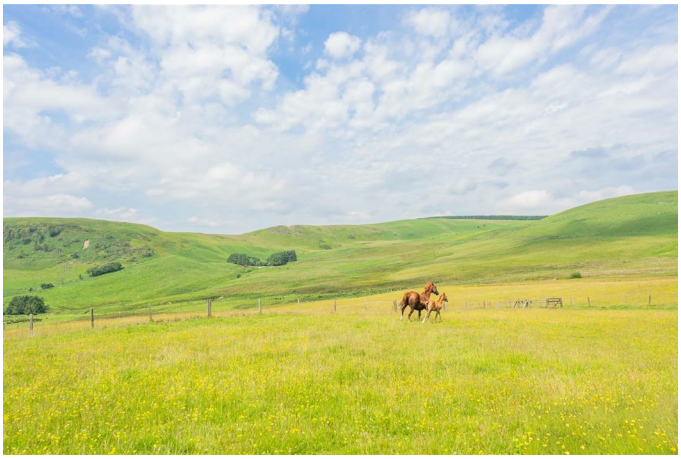
Land

The fields extend to approximately 52.36 acres (21.19 hectares) of productive agricultural land, ideally suited for the rearing of livestock and keeping horses. Accessed via a track running to the rear of the farm buildings and property, the land is well configured for efficient management and is suitable for both grazing and livestock.

The fields are well maintained, benefitting from quality stock-proof fencing and an abundance of mature trees, enhancing both shelter and amenity value. The land also presents potential for environmental and natural capital opportunities, including biodiversity net gain and carbon sequestration, alongside eligibility for rural payment schemes.

In addition, the holding is particularly well suited to equestrian use, with nearby bridleways and direct access to extensive areas designated as ‘right to roam’ land, offering excellent riding and recreational opportunities. Further details regarding individual field sizes are available upon request from the agents.

Additional Image



Solar Panels

Solar panels are installed on the slate roof to the front aspect of the property, which benefits from a favourable south to south-east facing orientation. This excellent positioning maximises solar gain and efficiency, offering significant energy savings and reduced running costs.

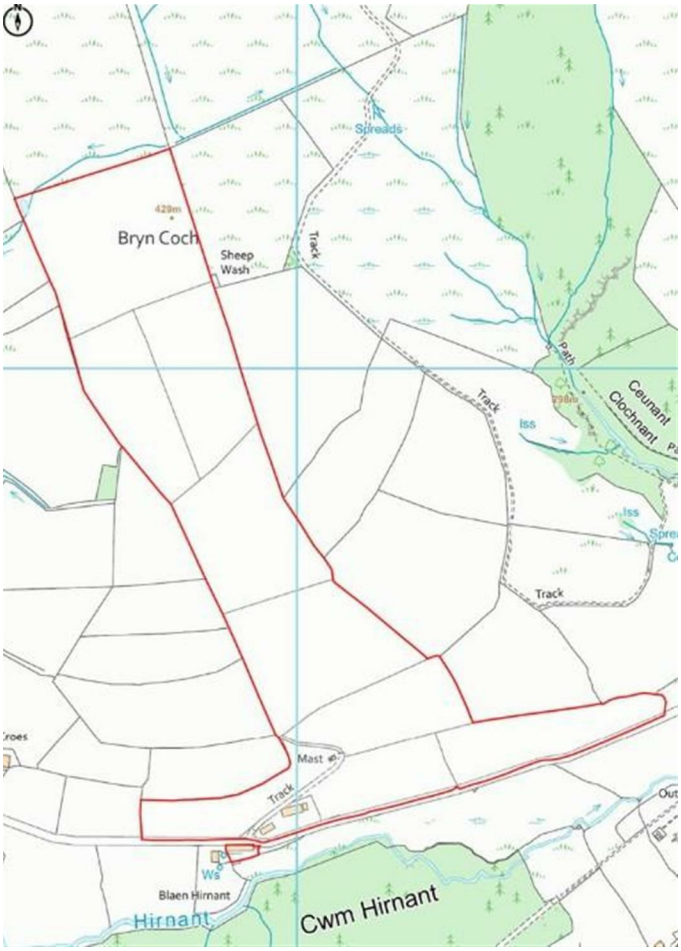
Mast

Small emergency mast located within the holding, generating an annual income providing a useful supplementary revenue stream.

Agents Notes

The farm is not currently subject to any agri-environment schemes and is registered for the Basic Payment Scheme. Entitlements are available by separate negotiation.

Land Plan



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band F.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

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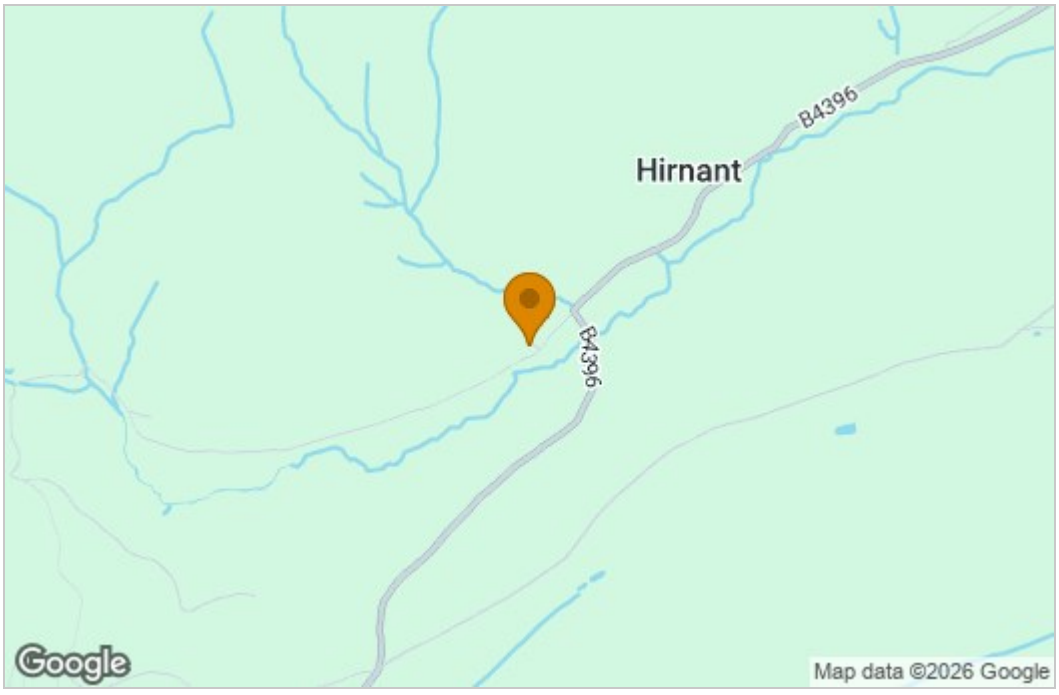
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

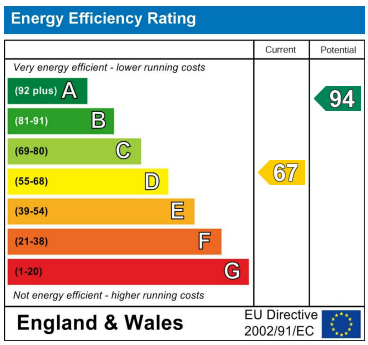
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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