



Gwernyfed Fawr
Llanelwedd, Builth Wells, Powys, LD2 3RD

johnamos
& COLTD

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Bruton
Knowles

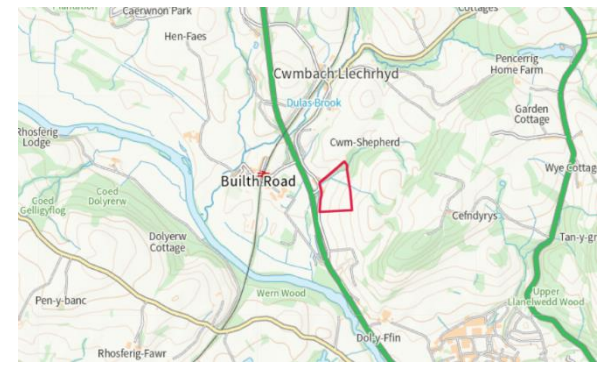
**Flint
&
Cook**

Gwernyfed Fawr, Llanelwedd, Builth Wells, Powys, LD2 3RD

£700,000

A wonderful smallholding comprising an immaculate detached farmhouse, with 3 bedrooms, a detached double garage, outbuildings and undulating pastureland extending to approximately 13.5 acres.

Farmhouse, Garage, Outbuildings and Grounds



INTRODUCTION

John Amos & Co and Bruton Knowles are delighted to receive kind instructions to offer for sale by Private Treaty Gwernyfed Fawr, Llanelwedd.

LOCATION

This delightful smallholding occupies a convenient location between the market towns of Builth Wells (2 miles) and Newbridge-on-Wye (3.5 miles) in the upper Wye Valley – with spectacular views to the Elan Valley and a short distance from the River Wye itself. The area is noted for its bridle and footpaths providing some lovely walks. The property lies just off the A470 connecting Builth Wells with Rhayader and North Wales.

AMENITIES

Llanelwedd is a small Parish which begins on the periphery of Builth Wells and there is a local bus service and the property is just half a mile from Builth Road railway station with access to the Heart of Wales line. Builth Wells is a thriving market town with a range of educational, recreational and shopping amenities and is also home to the world famous Royal Welsh Show.

DESCRIPTION

The house itself is a stone farmhouse which has been extended and is in immaculate order having oil central heating and replacement double glazing. Extending to 1557.7 square feet over two floors, the property offers three bedrooms, (one en-suite), three reception rooms and a large kitchen.

There is a former stable block, workshop and pigs cot, an excellent detached double garage, manageable lawned gardens with a terrace and approximately 13.5 acres divided into 6 ring-fenced paddocks and from the

upper elevations of the paddocks there are truly spectacular views and together with an area of sloping mixed woodlands and stream.

GWERNYFED FAWR

The property is approached via double wooden gates which lead to a large gravelled parking and turning area. The ground floor consists of:

An entrance porch leading to the **Entrance Hall**.

Sitting room – With a Clearview woodburning stove with stone surround and a slate hearth, radiator, window to front, staircase to first floor.

Living room/study – Feature floor to ceiling brick fireplace with slate hearth, radiator, window to front, double doors to the sundeck.

Dining room – Downlighters, radiator, two windows, door to side entrance porch and archway.

Kitchen/Breakfast room – Well fitted with a range of oak farmhouse style base and wall mounted units with worksurfaces and tiled splashbacks, a central island/breakfast bar with a hardwood top, 1½ bowl sink, built-in dishwasher, built-in electric oven and four-ring hob with extractor hood, kickboard heater, built-in refrigerator, further extractor fan, four windows, downlighters, smoke alarm, door to rear entrance hall.

Downstairs cloakroom – WC and wash hand-basin, ladder-style radiator, extractor fan and window.

Utility room – With a sink, fitted base and wall mounted units with worktop, alarm control panel, oil fired central heating boiler, extractor fan, window, hatch to roof space.

The first floor consists of:

Landing – Smoke alarm, hatch to roof space

Bedroom 1 – Hatch to roof space, three windows, radiator, and **en-suite bathroom** with white suite comprising bath with mixer tap and shower attachment, wash hand-basin, WC, tiled walls, ladder-style radiator, extractor fan, sun pipe.

Bedroom 2 – Fitted wardrobe, radiator, window to front, wide archway to Shower Room with a shower cubicle with electric fitment, wash hand-basin, radiator, tiled walls, extractor fan.

Bedroom 3 – Radiator, 2 windows to front.

Cloakroom – With WC, wash hand-basin, tiled walls and airing cupboard with hot water cylinder, central heating programmer.

OUTSIDE

The property is approached via double wooden gates which lead to a large gravelled parking and turning area and there is the **detached double garage** with twin electric up-and-over doors, light, power, storage units, eaves storage, two windows to rear and side entrance door.

Close to the property there is a timber stable-block with two looseboxes and an adjoining lean-to store with a concreted yard across which there is a useful workshop with adjoining lean-to – ideal as a log store and also housing the oil storage tank. Former pigs cot with compound. Outside lights and water tap.

GARDENS

There are lawned gardens, part bordered by a stream and enclosed by hedging with a raised flagstone terrace and sundeck.

LAND

Gwernyfed stands in approximately 13.5 acres of gardens and pasture land with the majority of the land being divided into six undulating paddocks which are mainly enclosed by stockproof fencing and/or hedging through part of which runs the stream and there is an area of banked mixed woodland and two redundant (semi-derelict) storage buildings.

TENURE

The property is Freehold – vacant possession on completion.

SERVICES

Mains electricity, mains water, private drainage and oil-fired central heating. Telephone (subject to transfer regulations).

OUTGOINGS

Council tax band 'E' – payable 2022/23 £2146.39.
Water and drainage – rates are payable.

VIEWING

Strictly by appointment through joint agents Flint & Cook, Hereford (01432 355455) and John Amos & Co., Leominster (01568 610007).

DIRECTIONS

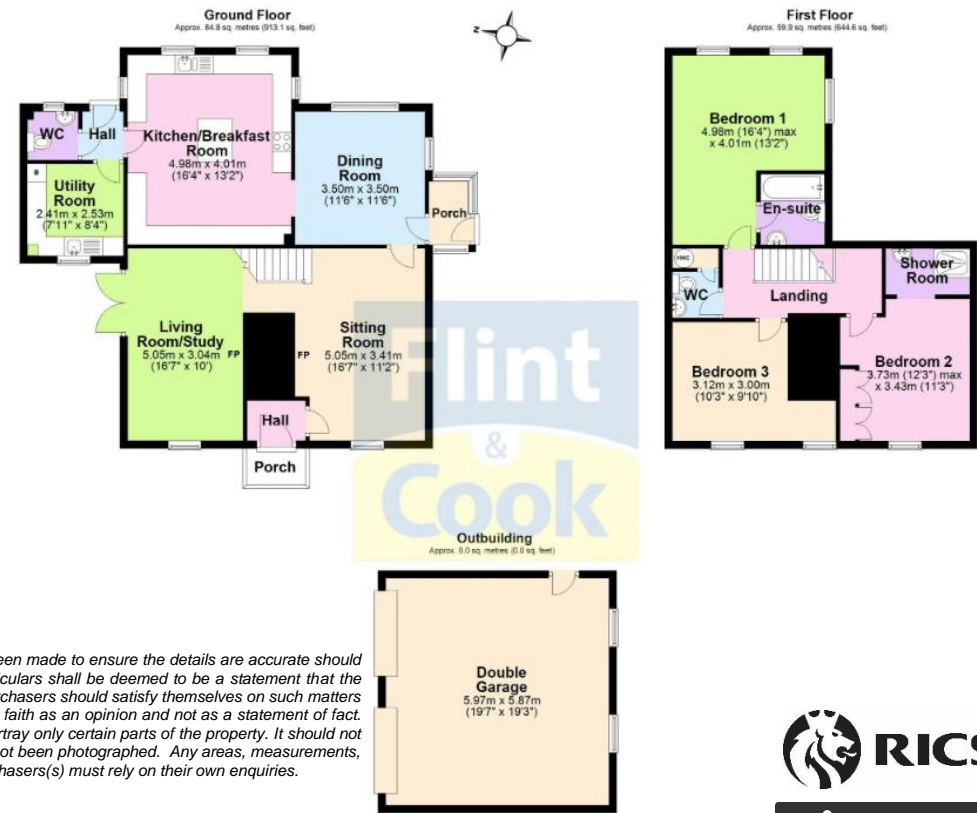
From the roundabout at the front of the Showground connecting the A483 and A470, follow the A470 northwards to Rhayader, continue for 1.5 miles before taking a right signposted Cwm-bach. Take the immediate right after with the property where the property is visible straight ahead.

[WhatThreeWords](https://www.whatthreewords.com) – staples.washing.buggy





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared April 2023.

Total area: approx. 144.7 sq. metres (1557.7 sq. feet)
This plan is for illustrative purposes only.
Plan produced using PlanIt.

