



MORRIS MARSHALL & POOLE

with norman lloyd

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Fron Heulog, Hirnant, Penybontfawr, SY10 0HR

- Stock Rearing Farm extending to **53 Acres**(or thereabouts) comprising Detached Bungalow with oil fired heating and double glazing. Lounge, Sitting/Dining Room, Kitchen, Three Bedrooms (1 En-suite), Bathroom, Separate W.C. General Purpose Building, Stables, Traditional stone range with 7 Bay Lean-to. • EPC Rating = 67(D) •



£600,000

Welshpool Office 01938 554818 welshpool@morrismarshall.co.uk

Situated in a quiet location adjoining a " No Through" road, the vendors have been in occupation for 26 years and have used the land for sheep rearing and the breeding of horses, but is suitable for rearing cattle as well.

Approximately 3 miles from Penybontfawr, which has primary school education, public house and village stores, with Llanfyllin being a further 6 miles away and having secondary school education. The picturesque Lake Vyrnwy is several miles away.

Constructed of rendered walls under a slate roof, with Accommodation comprising:-

UPVC double glazed Entrance Door with side lighting leads to :-

Entrance Hallway With oak flooring. Radiator.

Lounge 6.07m x 3.94m (19'11" x 12'11") Stone feature surround fireplace with back boiler. 2 radiators. French doors to front. Wall light points.



Sitting/Dining Room 6.1m x 3.84m max, 3.14m min (20'0" x 12'7" max, 10'4" min) Oak flooring. Radiator. Cylinder cupboard

with immersion heater with adjoining airing cupboard.



Kitchen 3.54m x 2.92m (11'7" x 9'7") Stainless steel 1½ bowl single drainer sink unit with mixer tap. Base, drawer, glazed and wall cupboards and solid granite worktops including Breakfast Bar. Built-in propane gas hob with extractor. Built-in oven. Plumbing for dish washer. Ceramic tile floor. Radiator.



Walk-in Utility 2.07m x 1.94m (6'9" x 6'4")
With plumbing for washing machine and vent for tumble dryer. Ceramic tile floor. Space for fridge and freezer.

Glazed door to **Lobby** with **Separate W.C** and pedestal wash basin. Radiator.

Rear Entrance Hall With built-in cupboard housing oil fired central heating boiler and ceramic tile floor.

Off the Hallway

Tiled Bathroom 2.73m x 2.7m (8'11" x 8'10") With Spa bath, separate cubicle with electric shower, combination low level w.c with vanity wash basin and cupboards. Ladder style radiator. Inset ceiling lighting.



Bedroom (front) 5.2m max, 4.5m min x 3.1m (17'1" max, 14'9" min x 10'2") Built-in wardrobes and overhead units. 2 radiators. T.V point.



Tiled En-Suite With walk-in shower with direct feed shower, vanity wash basin and low level w.c. Ceramic tile floor. Ladder style radiator. Inset ceiling lighting.



Bedroom (rear) 3.78m max x 2.98m max (12'5" max x 9'9" max) Radiator. Built-in wardrobe. Oak flooring.

Bedroom (rear) 3m x 2.76m (9'10" x 9'1") Radiator. Overhead bedroom furniture and wardrobes. Pine flooring.

Outside

Paved seating area with adjoining lawn with flower/shrub borders.



Across the road from the bungalow is a Detached Stone/Profile sheeted range incorporating garage, loose boxes with part loft over 39m externally x 5.4m externally (124'8" x 17'9"), together with Lean-to 7 Bay Steel frame and profile sheeted building 4.4m wide(14'5") extending to 6m (19'8") at its widest.

The adjoining yard area has a vehicular right of way over it for the benefit of Blaen Hirnant.

Farm Buildings

Stone track to the rear of the bungalow leads to the 6 Bay Steel framed concrete block part space board General Purpose Building 27.37m x 10.36m internally (89'10" x 34'0") with lighting and water.

THE LAND

Extends to **53 Acres** (or thereabouts) and is in permanent pasture and rises to approximately 1000 ft above sea level.

An annual income of approximately £4800 has been received by the vendors for an 02 aerial mast located to the north east of O.S. 9743



Timber frame and clad with profile sheeted roofed Stable Block (6).





Tenure

Freehold with the bungalow having an agricultural planning condition.

Services

Mains electricity. Private water supply via borehole located in O.S No.9743. Private drainage. None of the services, appliances, central heating system, chimneys, flues and fireplaces have been checked and no warranty is given by the Agents. Solar Panels which feed electricity into the National Grid.

Outgoings

Council Tax Band 'F' (Powys County Council)

Energy Performance Certificate

A full EPC is available on request or by following the link below:

<https://www.epcregister.com/direct/report/9018-3000-7271-5478-1924>

Viewing

STRICTLY BY APPOINTMENT through the Selling Agents.

Negotiations

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Route Directions

From Welshpool, take the A490 to Llanfyllin (approximately 12 miles). Proceed through the town and continue to Penybontfawr (approximately 6 miles).

Turn left onto the B4396 on the Lake Vyrnwy road and continue for 2.9 miles, to Hirnant Turn onto a 'No Through' road and the farm is on the right after approximately half a mile.

Morris Marshall & Poole with Norman Lloyd 01938 554818

RVH - 7/9/18

AMC Agricultural Mortgage Corporation

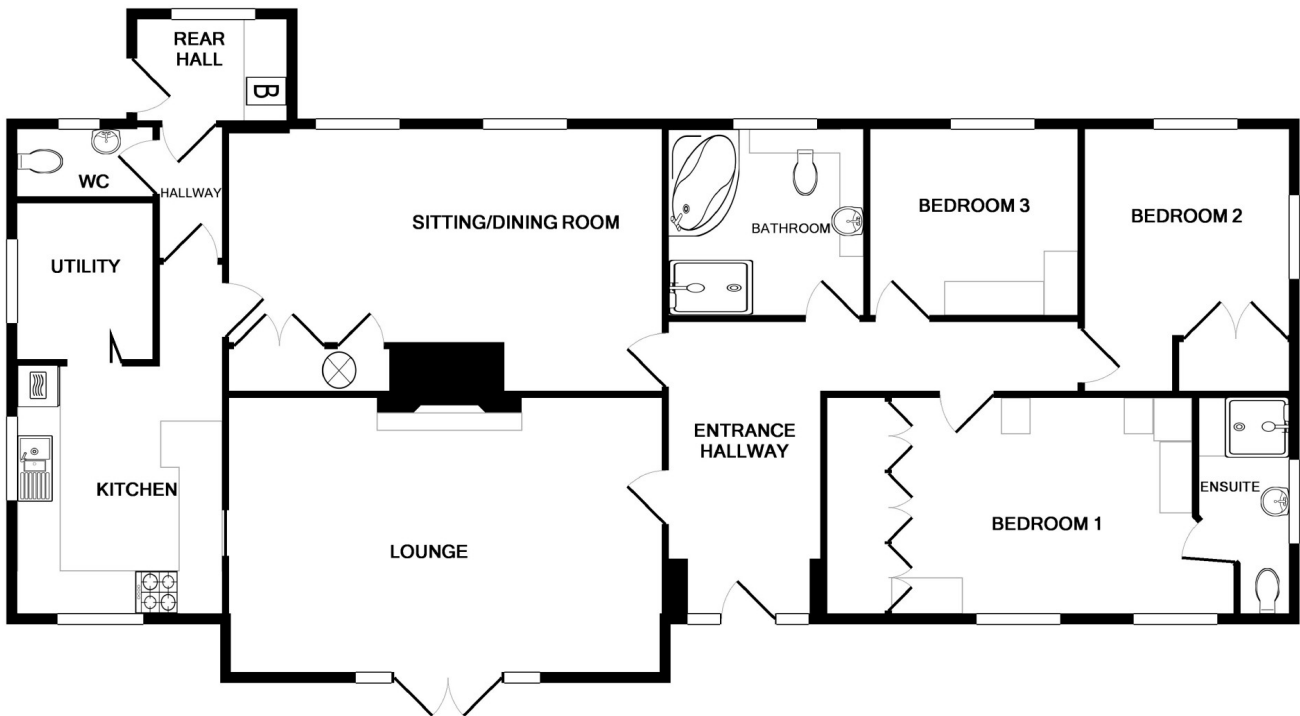
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TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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