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Lower Cefn Penarth, Crossgates, Llandrindod Wells, Powys, LD1 6RU Price £850,000

Detached five bedroom Farmhouse with extensive range of outbuildings, and stables and approximately 26.5 acres of ground (25 acres of pasture and 1.5 acres of woodland). Detached former home with Planning Permission for 4 bedroom dwelling.



| Llandrindod Wells Office | Tel: 01597 823300 |

Penarth Stud is situated about 1 mile north of the village of Crossgates, which offers primary school and petrol station/shop/cafe/laundrette. The property is about 3.5 miles from the County town of Llandrindod Wells, which provides a range of shops, schools, leisure facilities and railway station. Mid Wales is noted for its areas of natural beauty, wild flora and fauna, renowned amongst the walking, riding and fishing fraternities.

Lower Cefn Penarth was built in 1921 and was part of a larger stock farm with equestrian interests. The holding comprises a period farmhouse built of brick under a slate roof, with an adjacent courtyard of modern and traditional farm buildings and stabling. The property is surrounded by about 26.5 acres of pastureland.

The holding lies at 800 feet above sea level. Most of the land is gently sloping with a southerly aspect. The property is suitable for a number of different equestrian uses or as a smallholding.

There are parking areas to the side and rear of the house and double wrought-iron gates lead to the porch.

The property comprises the following accommodation (measurements are provided for identification only):

Entrance Hall - Stairs to first floor, telephone point, radiator and double glazed exterior door with matching side panels facing south.

Dining Room - 14'1" x 14' (4.3m x 4.27m)

Open fireplace with oak surround and mantel, telephone point, radiator, dado rail and 2 windows south.



Rear Hall - 12'2" x 9'10" (3.7m x 3m)

Under stairs cupboard, door to conservatory, telephone point and radiator.

Study - 12'1" x 10'11" (3.68m x 3.33m)

With exposed rafters, dado rail, range of storage cupboards with slate shelving, television point, radiator and window north.

Drawing Room - 18'1" x 14'1" (5.51m x 4.3m)

Slate fireplace with wood-burning stove inset, beamed ceiling, television point, 2 radiators and three south facing windows.

Kitchen/Breakfast Room - 17'11" x 12'2" (5.46m x 3.7m)

Esse range stove providing hot water set in brick fireplace, fitted wood fronted wall and base cupboards, and half bowl sink, electric cooker point, plumbing for dishwasher, oil fired boiler - providing central heating and hot water, extractor hood, quarry tiled floor, radiator, tiled splashbacks, ceiling light/fan and 2 windows north to conservatory. Open to breakfast seating area.



Conservatory - 18'1" x 7'9" (5.51m x 2.36m)

Window seat with storage under, spotlights, sliding door to garden, radiator and double aspect windows north and west.



Laundry Room - 10'4" x 7'9" (3.15m x 2.36m)

Work surface with inset hand basin and cupboard under, cupboards over, plumbing for washing machine. Separate WC, sliding doors to garden.

From the Entrance Hall the stairs rise to the;

First Floor - Landing. Radiator and hatch to roof space.

Bedroom 1 - 14'1" x 12'6" maximum. (4.3m x 3.8m maximum.)

Built-in double wardrobe, dado rail, radiator, telephone point and windows south and east.



Bedroom 2 - 12'1" x 9'6" (3.68m x 2.9m)

Built-in double wardrobes, radiator and windows north and east.

Bathroom - Corner bath with shower attachment, WC, range of cupboards with inset hand basin, radiator and window north.



Shower Room - Fully tiled shower cubicle with shower inset.

Bedroom 3 - 14'8" x 10'8" (4.47m x 3.25m)

Airing cupboard with slatted shelving housing hot water cylinder, dado rail, concealed radiator and windows west and north.

Bedroom 4 - 14'1" x 11'7" (4.3m x 3.53m)

Built-in wardrobe, radiator, telephone point and windows south and west.



Bedroom 5 - 10'6" x 9'10" (3.2m x 3m)

Telephone point and window south.



The Gardens - The gardens lie mainly to the east of the house and are laid to level lawns with shrub borders, screened by post and rail fencing and trellis work.

The Farm Buildings - The buildings form a courtyard to the west and north of the house. There is a two bay **Workshop/Garage Store**: 10.6m x 5.05m (34'9" x 16'7") with concrete block walling and sheeted doors to the west of the house.

Adjoining Portal Framed Barn: 31.0m x 5.5m (101'8" x 18'1") Steel portal framed construction with corrugated sheeted doors and adjoining lean to **Cattle Shed** 16.6m x 7.5m (54'6" x 24'7") with water trough. Adjacent are four timber lined lean-to **Loose Boxes**: 3.65m x 3.65m (12'0" x 12'0") with concrete floors and hayracks.

On the east side of the courtyard, there is a range of rendered concrete Block **Buildings** under a corrugated roof, with a clock tower 33.5m x 6.0m (109'11" x 19'8") externally. They comprise two foaling boxes with closed circuit television and three large stallion boxes with Cam divisions, each with access to a wood chip exercise area. Adjacent are four timber lined **Loose Boxes**: 3.65m x 3.65m (12'0" x 12'0") with hayracks.

The Old House - To the north of the courtyard is the former Welsh Long House: 19.75m x 5.5m (64'10" x 18'1") externally. Built of stone walls under a slate roof and currently used for storage. On the ground floor there is a large open fireplace with bread oven and oak beamed ceiling. On the first floor there is another large room with fireplace. The old house and cow shed benefits from full Planning Permission for conversion into one domestic residential property and improvements to access, under application number P/2012/1116 granted by Powys County Council on 7/11/2012. A full copy of the permission is available from the agents but in brief the conversion would create accommodation as follows; Ground Floor - Hall, kitchen/Dining Room, 3 bedrooms and bathroom with First Floor - Landing, living room, office, master bedroom and shower room. Externally the property has scope for creation of ample parking and garden area.

The building with its permission offers great scope for provision of accommodation for extended family, annexe or letting or provision of leisure accommodation or office premises - subject to gaining any necessary permissions if applicable.

The Land - The land extends to a total of about 26.5 acres which is a mixture of permanent pasture and woodland. The land is divided by the council lane, giving good road frontage to the majority of the fields. The fields are stock proof and divided by hedges with back fences. All fields have the benefit of a piped or natural water supply and the land falls within an Environmentally Sensitive Area and a Less Favoured Area. There are registered common grazing rights on Penybont Common.

Permission has also been granted under notification number AGR12014 0058 for the "Erection of a general purpose cattle and implement shed" on 20/06/2014. Further details are available from the agents.





Single Farm Payment - The land is registered with the Welsh Assembly Government for Single Farm Payment purposes. No Single Farm Payment Entitlements transfer with the sale of this property.

Easements, Wayleaves & Rights of - The property is offered subject to, and with the benefit of, any rights-of-way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Town & Country Planning - The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Plans, Areas and Schedules - The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules, or resolutions which may be or may come into force. The purchaser(s) will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

Boundaries, Roads and Fences - The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries or ownership thereof.

SERVICES: We are informed that the property is connected to mains electricity and water. Septic tank drainage. Please note it is not our company policy to test the services or appliances included within the sale.

HEATING: Central heating and hot water provided by oil fired boiler and Esse stove.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band G.

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: From Penybont proceed on the A44 road towards Rhayader. After crossing the river, and passing the Midway Nurseries Garden Centre on the right, take the first right hand turn and after about 50 yards take the left fork at the chapel and proceed along this lane for about 0.8 miles. The entrance to Penarth Stud is beside the brick farmhouse on the right.

VIEWING: By appointment through selling agents – McCartneys LLP: 01597 823300

OPENING HOURS: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:30 am - 12:30 pm


Details Last Updated: Thursday, 04 June 2015

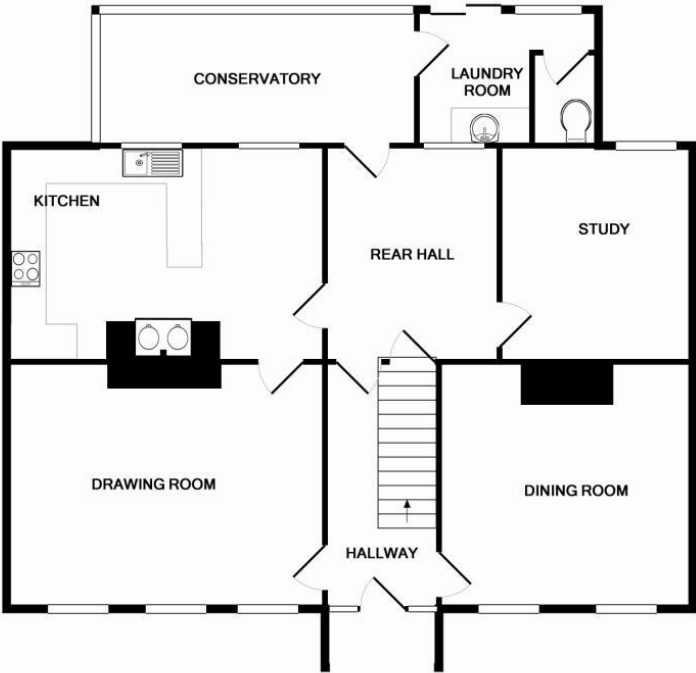
NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 1213 SQ.FT.
(112.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 980 SQ.FT.
(91.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2193 SQ.FT. (203.8 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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