



Neuadd Fach, Llanfaredd, Builth Wells, Powys. LD2 3TE



**Sunderlands**

Residential Rural Commercial



**Neuadd Fach  
Llanfaredd  
Builth Wells  
Powys  
LD2 3TE**

#### Summary of features

- Restoration and development opportunity
- Grade II listed with many original period features
- Beautiful location
- Near to Builth Wells

**Builth Wells 4 miles  
Llandrindod Wells 9.5 miles  
Hay-on-Wye 20 miles**

### Description

Found in a picturesque location, this property offers exceptional potential to create a wonderful home from this historic building. Set in approx. 1.5 acres.

This rare and exceptional opportunity comprises a former Grade II listed farmhouse full of charm and character which in turn is totally un-spoilt by modern times. The property has the benefit of a planning consent, which was granted in December 2010, for refurbishment and extension to provide a kitchen, bedrooms and a bathroom, the installation of a modern sewage treatment plant and various external improvements. It is understood by the owner that these works have commenced. The property also benefits from a large traditional stone barn and an external studio, which itself has further potential.

### Situation

Neuadd Fach is found at the foot of the Aberedw Hill, only 4 miles from Builth Wells with good access to the A481 and is surrounded by stunning countryside and the rolling Radnorshire hills.

Builth Wells offers an excellent range of services and facilities including schools, churches, a wide range of small boutique and independent shops, The Wyeside Arts Centre as well as supermarkets, dentists, doctors' surgeries etc.

Builth Wells is well known for being the host of The Royal Welsh Show with a wide

range of activities going on within the show ground around the year.

### The Farmhouse

The farmhouse consists of a one and a half storey cottage originally a 15<sup>th</sup> century long house of rubble stone construction and currently a corrugated roof as well as a tall stone chimney stack to the rear. Most of the windows have wooden lintels. Within the ground floor and first floor is some very interesting panelling and partitions. It is understood that this is a very well preserved small 17<sup>th</sup> century farmstead with earlier origins although according to the listing citation is of a type common in this region however, are as rarely preserved, as seen in this example.

### The Accommodation

Currently the accommodation offers an entrance hall, dining hall and an open living area with "Inglenook" fireplace, former bread oven and a storage area to one side. To the rear is a kitchen area with a sink. There is an internal staircase leading to the first floor landing with a door which opens out to a gallery and void looking out over the dining hall. There is bedroom with a dormer window to the front and a small window to the rear and also contains open fireplace.

### Outside

The property is approached from the highway up the first section of drive, which at the lower section, has a mobile home currently situated for the purpose of the current vendor's intended improvements

to the property. It is understood that there is a mobile home which is included in the sale.

The driveway continues up with a wildlife pond on the right hand side, which is naturally fed and the drive continues up with the farmhouse found on the left hand side where a generous parking and turning area can be found. There is **stone building 7.51m X 2.41m** (24'8" x 7'11") to the north of the house, consisting of stone and timber construction, part of which has been re-built from original materials, believed formerly to be a tower.

### The Studio

Opposite the farmhouse is what is currently utilised as a studio, mainly of timber construction with a large lean-to rear porch, which has its own wash facilities and consists of three rooms with a wood-burner. The main room measures **3.72m x 4.07m** (12'2" x 13'4"). The bathroom measures **2.28m x 1.53m** (7'6" x 5'0") and a store room measures **2.2m x 2.25m** (7'3" x 7'5") with worktops and a window. The lean-to porch measures **4.95m x 1.96m** (16'3" x 6'5") with plumbing for a washing machine.

### The Traditional Barn

Measuring **9.74m x 4.95m** (31'11" x 16'3") with part stone and timber construction with a floor mainly laid to hardcore which has also been covered with a mebrance and concreted. There is also power and light.

Attached to the large barn is a **forge building**, of timber construction and measuring **3.68x 3.61m** (12'1" x 11'10"). There is also a range of open fronted buildings and a garden store with power, lighting and sockets. To the rear of the house there is an orchard and vegetable garden with a variety of soft fruit, specimen trees being a haven for wildlife and has been left to nature. There is also a variety of spring and a wildlife pond.

### Council Tax Band

Powys Council Band "G".

### Services

We are advised that the property is connected to mains water and mains electricity. There is provision for a sewage treatment plant in the 2010 Planning Consent. Please note the services or service installations have not been tested.

### Tenure

Freehold with vacant possession upon completion.

### Agent's Note

It is understood that there is a footpath which crosses the property.

### Planning Consent

Powys Council granted in 2010 a planning consent for the refurbishment and extension of the property and the installation of a sewage treatment plant. It is understood that some of these items have been started and potential purchasers are invited to request a set of

the planning consent information and plans held at the Agent's offices.

### Directions

From Builth Wells proceed out of the town on the A483 continuing past The Royal Welsh Showground on the left hand side. Just after the church at Llanelwedd turn right onto the A481, towards Hundred House. Continue along this road over the roundabout and continue past the turning to Aberedw and around the corner to the left carry on for approximately 2 miles to a long straight piece of road and take the right hand turn signposted to a bed and breakfast, proceed around the twisting lane and the entrance to Neuadd Fach will be the first entrance on the left hand side.

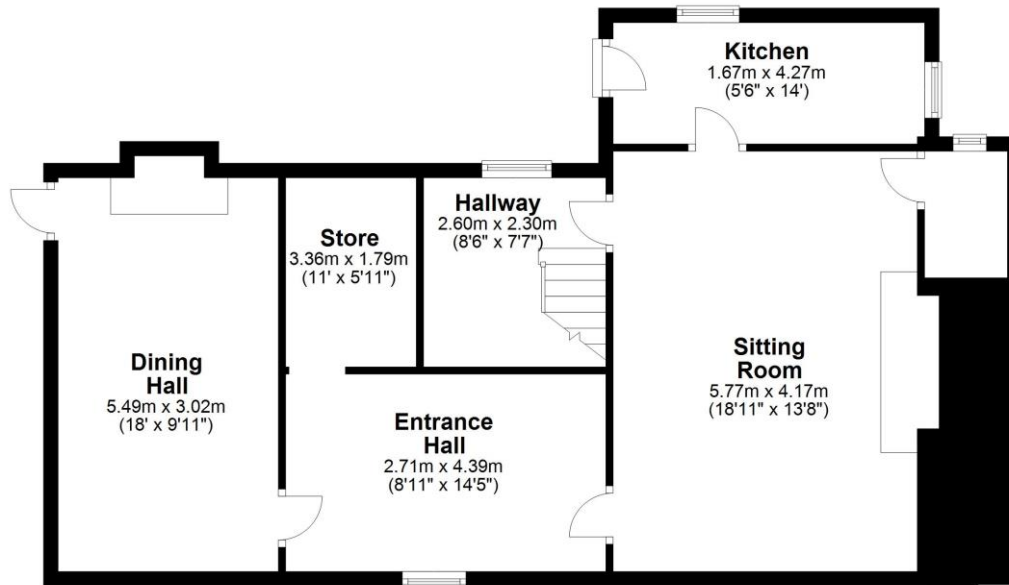
### Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.  
Contact tel: 01497 822522.  
Office opening hours:  
Mon-Fri 9.00-5.00pm. Sat 9.00-1.00pm.  
Out of hours contact Harry Aldrich-Blake  
07717 410757

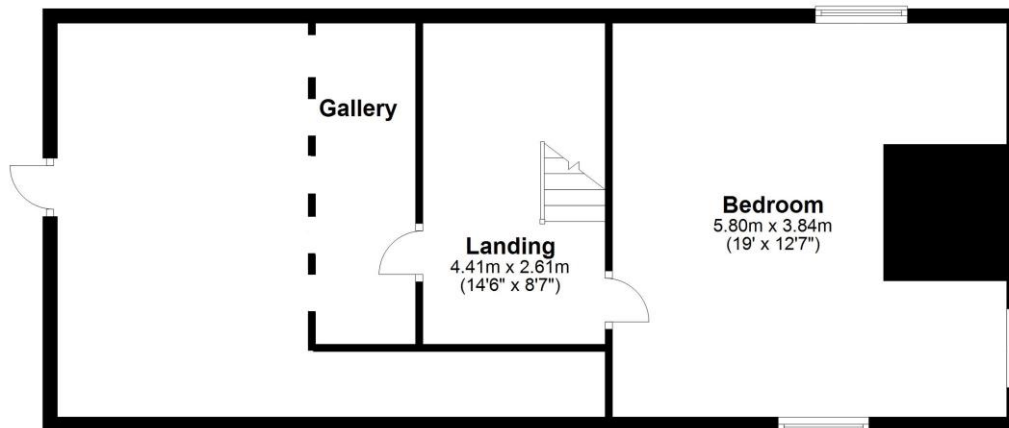




### Ground Floor



### First Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522  
Email: hay@sunderlands.co.uk

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161  
Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.