



Roger
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FRON HEULOG

Hirnant, Penybontfawr, SY10 0HR

FRON HEULOG

HIRNANT • PENYBONTFAWR • SY10 0HR

Guide Price £750,000

A wonderfully positioned small holding tucked into the charming Welsh hillside

- Spacious modern three bedroom bungalow with large reception rooms.
- Located just minutes from the spectacular Lake Vyrnwy.
- Traditional and modern farm buildings suitable for a range of uses with potential for conversion (subject to obtaining planning consent).
- Quality, productive grassland, perfect for livestock, all set in **53.32 acres (21.57 ha)** or thereabouts.
- Additional incomes generated through a small mast on site as well as grants and payments from rural schemes.

DESCRIPTION

Fron Heulog is a productive farmstead with all of the amenities required for rearing livestock, keeping horses, grazing or mowing. It comprises a modern large bungalow and a combination of both traditional and more modern outbuildings. The agricultural pasture land extends to **52.36 acres (21.30 ha)**. Fron Heulog provides an excellent opportunity in a private and exquisite location. An additional income is also available through a mast and there may be development potential in the buildings (subject to obtaining planning consent).

SITUATION

Fron Heulog is located near Penybontfawr, within the beautiful Powys hillside, just minutes from the spectacular Lake Vyrnwy. It is situated within reasonable proximity to the towns of both Oswestry and Welshpool, and is around an hours drive from the coast. The property equally has road links to the wider cities such as Chester, Manchester, Liverpool and Birmingham.



Penybontfawr: 3.2 miles • Oswestry: 18.0 miles • Welshpool 20.6 miles • Shrewsbury: 33.5 miles • Chester: 46.5 miles



FRON HEULOG BUNGALOW

The property is of modern construction. Fron Heulog has a slate roof, part painted & rendered walls and part beautiful exposed stone, typical of the area. The dwelling has uPVC double glazing windows throughout and benefits from having solar panels facing south to south east on the front elevation on the house, offering a huge saving on bills.



Internally, the property provides comfortable family accommodation including two large reception rooms, a fitted kitchen, three double bedrooms and a large entrance hall, perfect as an office space.

There is a resin bound gravel driveway to the side of the property, adjoining a concrete and then stone track leading up into the fields. There is a patio seating area with Welsh slate paving to the front of the house, alongside a well kept lawn with shrubs, trees and tidy flowerbeds.

Fron Heulog provides an excellent opportunity for a variety of people with its undisturbed position amidst the beautiful Berwyn hills.

ACCOMMODATION COMPRISING:

(Measurements are approximate)

Entrance Hall 14' 8" x 7' 8" (4.46m x 2.33m)

Oak floors and a uPVC front door providing access from the garden. Currently functions as a small office space with telephone point providing Broadband and Wi-Fi.

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

With a tiled floor, fully tiled walls, granite worktops and an in-built breakfast bar. space for a dishwasher, fitted kitchen units, sink and drainer, built in electric oven and gas hobs with extractor.

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

With a tiled floor, space for a washing machine, fridge, freezer and external venting for a tumble dryer. Storage spaces.

Rear Hall 6' 9" x 4' 7" (2.05m x 1.42m)

With a tiled floor and built in cupboards with boiler. Ideal to be used as a boot room. Wood effect side door access.

W/C 6' 6" x 3' 5" (1.98m x 1.05m)

With a W/C and hand washbasin. Tiled floor and walls.

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

With an oak floor, large uPVC double glazed windows, papered walls and an airing cupboard with immersion heater. A large open area for a dining table.

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

Spacious room with carpeted floors, papered walls, an open fireplace and large uPVC double doors opening out onto the patio area.

Double Bedroom 1 15' 5" x 10' 2" + 10' 2" x 4' 11" (4.70m x 3.10m) + (3.10m x 1.50m)

A master bedroom with a carpeted floor, papered walls, large fixed wardrobes, excellent views out over the hills. There is an En-suite with fully tiled walls, a walk in shower, W/C, hand washbasin and heated towel rail.

Double Bedroom 2 12' 6" x 9' 6" (3.81 x 2.89m)

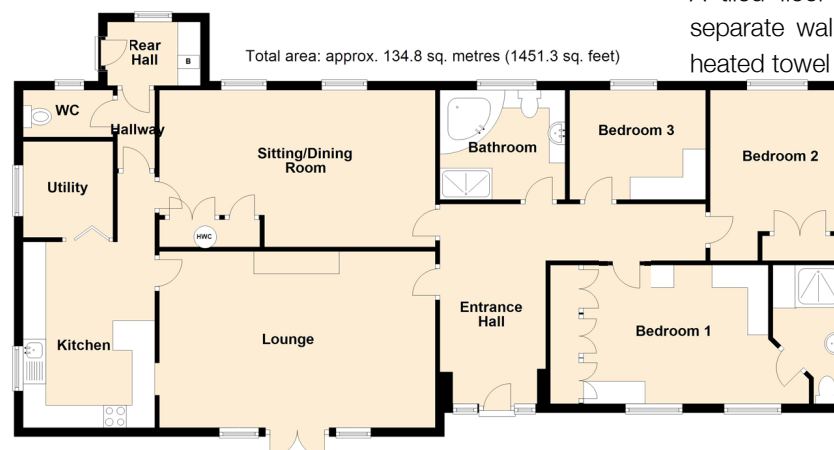
With a pine floor double glazed windows which let plenty of light in, and papered walls.

Double Bedroom 3 9' 10" x 8' 0" (2.99m x 2.44m)

With a pine floor, papered walls, double glazed window and built in cupboards.

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

A tiled floor and walls, with a corner type spa bath, a separate walk in shower, a W/C, a hand washbasin and heated towel rail.



Council Tax Band: F
EPC Rating: D

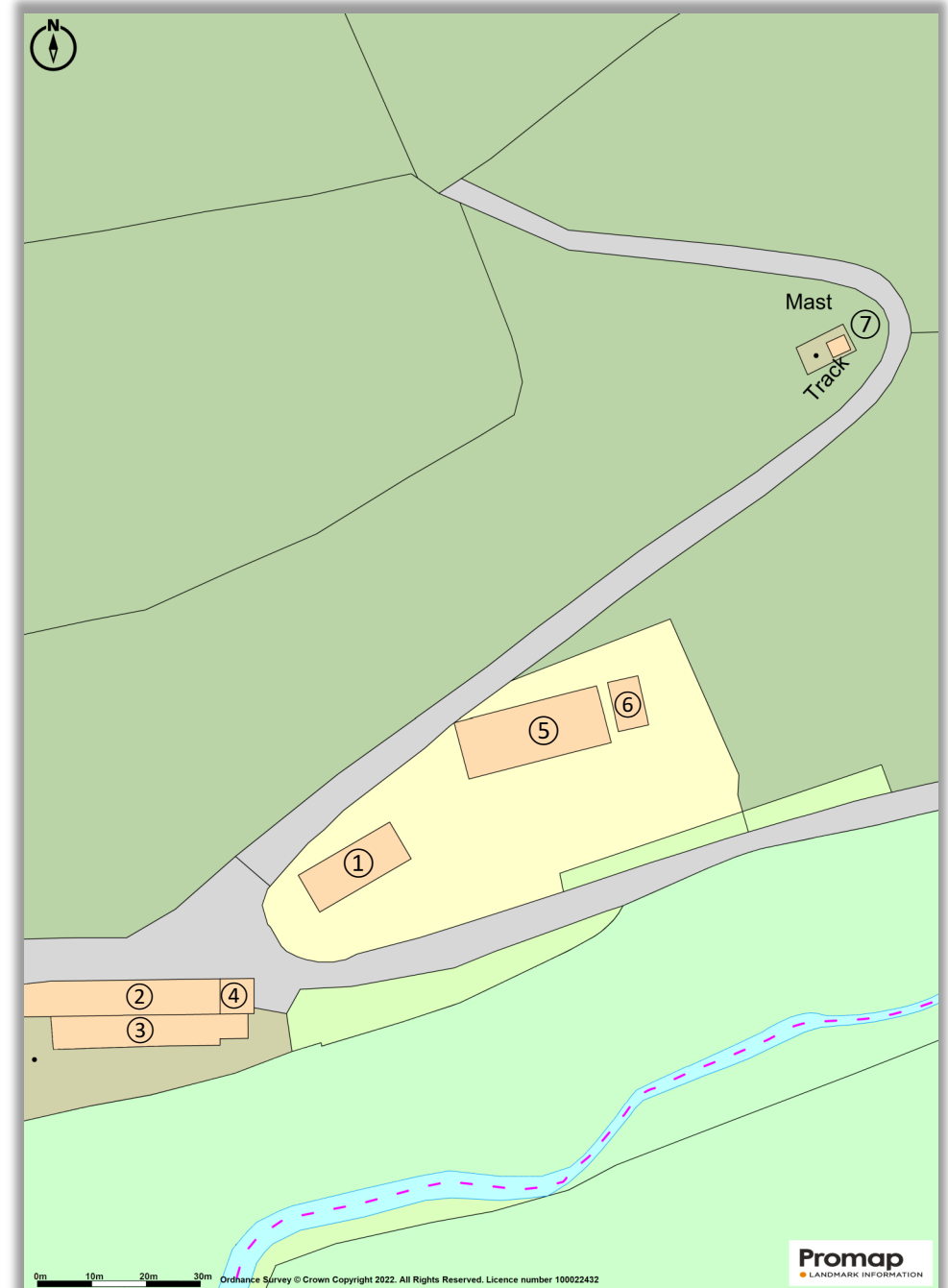


BUILDINGS

The bungalow and buildings are set above and below a no through road, and provide a great opportunity with plenty of amenity.

1. Bungalow & Garden
2. Barn (36.58m x 6.44m) - Timber cruck-framed traditional cowhouse with a part original slate and part metal sheeted roof. Part brick and part stone construction with internal breezeblocks. Automatically refilling water bowls. Electric water heater in tack room. There is a large wood-floored loft area across part of the barn and the garage, which has roadside access, ideal for storing hay or straw. As well as being ideal for livestock there is potential for conversion (subject to gaining planning consent).
3. Modern lean to (36.39m x 6.06m) - Steel framed lean-to the original barn with corrugated sheet roofing and a concrete floor.
4. Storage Shed/Garage (6.44m x 6.42m) - Incorporated into the barn, and has a concrete floor, with storage shelves. Perfect for storing machinery.
5. Modern Agricultural Barn (27.38m x 10.76m) - Large steel framed building, part block construction, part Yorkshire boarding. Large automatic water filling trough. Water and electricity access make it perfect for keeping livestock in the winter.
6. Livestock Shed (9.07m x 5.74m) - Previously used as a stable block. It has six partitions and is timber framed with a corrugated sheet roof.
7. Mast - Small emergency mast which generates an income of £4,800 p.a.

N.b. There are automatic security lights on most buildings which all have interior strip lighting.



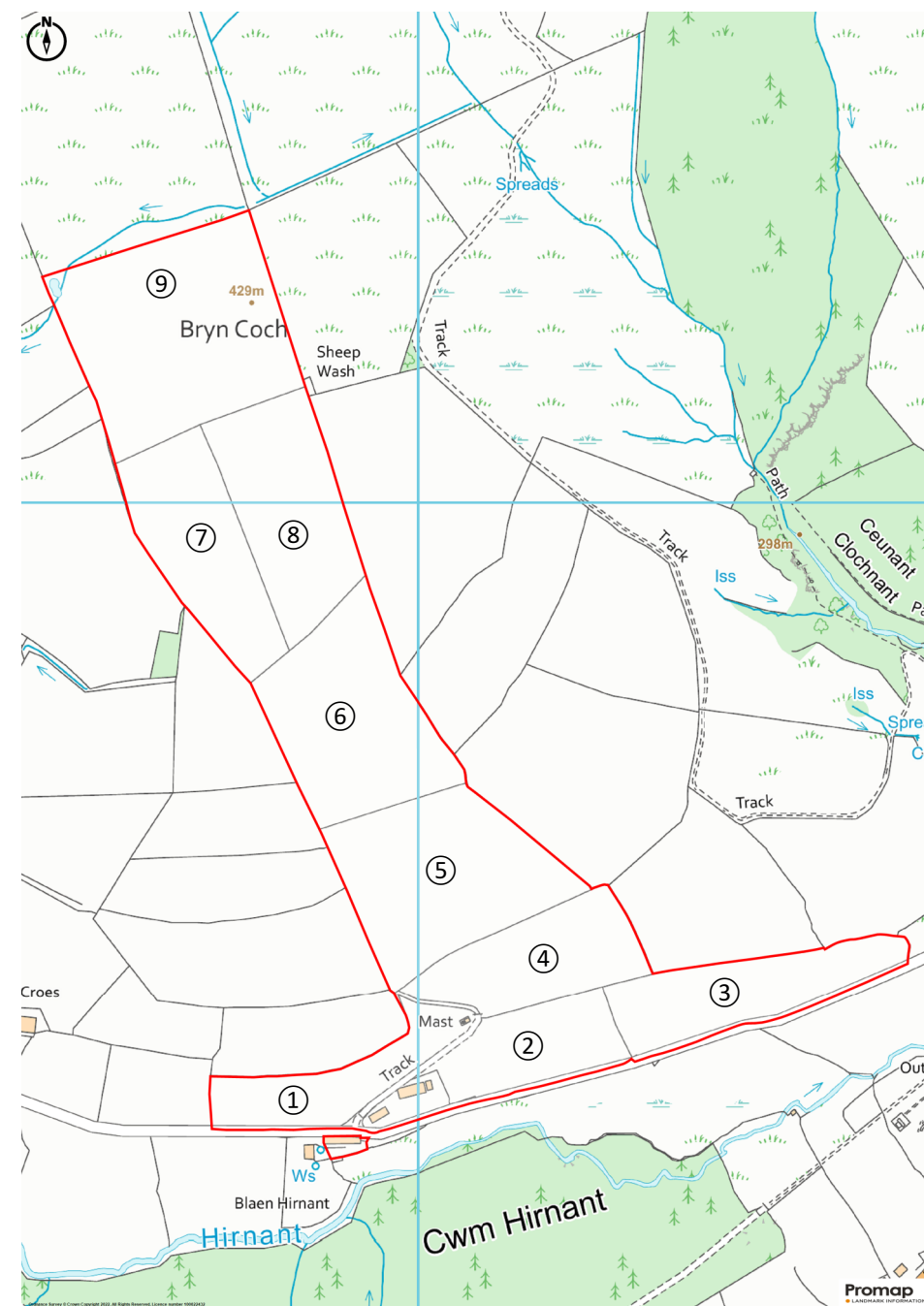


The pasture land extends to **52.36 acres (21.19 hectares)** and is perfect for rearing livestock. The land extends in a T shape up the hillside and it is part bracken to the bottom, currently mowed. The land is accessed via a track which follows up behind the farm buildings at the rear of the property. The land is suitable for both grazing and mowing rotations.

There are well kept fences with mature trees and hedgerows and a small pool to the top of the land. There is potential for part of the land to be utilised as a source of natural capital through biodiversity net gain or carbon sequestration, alongside rural payment schemes.

There property is well suited to equestrian use with the stabling, a number of bridleways and access onto large areas designated as “right to roam”.

	Field Number	Description	Size (ha)	Size (acres)
1	SJ0322 9743	Pasture	1.39	3.43
2	SJ0422 0843	Pasture	1.42	3.51
3	SJ0422 3450	Pasture	1.89	4.67
4	SJ0422 1154	Pasture	1.81	4.47
5	SJ0422 0461	Pasture	3.10	7.66
6	SJ0322 9479	Pasture	2.90	7.17
7	SJ0322 8698	Pasture	2.18	5.39
8	SJ0322 8698	Pasture	2.39	5.90
9	SJ0323 7517	Pasture	4.11	10.16
		Total	21.19	52.36
	SJ0322 9033 SJ0322 9839	House, Buildings etc.	0.39	0.96
		Total	21.57	53.32





SERVICES

The property is served by the following; Borehole water, Mains electricity, Private septic tank drainage, LPG gas, Solar panels, Oil fired central heating for radiators in all rooms & immersion heater

METHOD OF SALE

Private Treaty.

TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

AGRI-ENVIRONEMNT SCHEMES

The farm is not subject to an agri-environment scheme.

BASIC PAYMENT SCHEME

The land has been registered for the BPS. Entitlements are available by separate negotiation.





Directions:

From Oswestry proceed south west onto the Trefonen Road, continue for approximately 5.5 miles through Treflach and Nantmawr until you meet the B4396. Take a right turn and proceed west for a further 9.5 miles until you get to Penybontfawr. Once you have passed the Railway Inn and the Post Office on your right, take the next left, back onto the B4396. Continue for three miles, passing Hirnant Church on your right. Shortly after you will be met with a sharp bend to the left, at a cottage named “Clochnant Bach”. Do not follow the road round and instead bear right. In 0.5 miles Fron Heulog will be on your right hand side, as indicated by the Agent’s ‘For Sale’ board.

Viewing arrangements

Viewing of the property is strictly by appointment only through

George Beer BSc (Hons) MSc

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Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.