



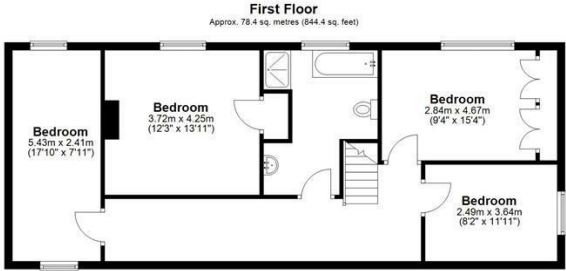
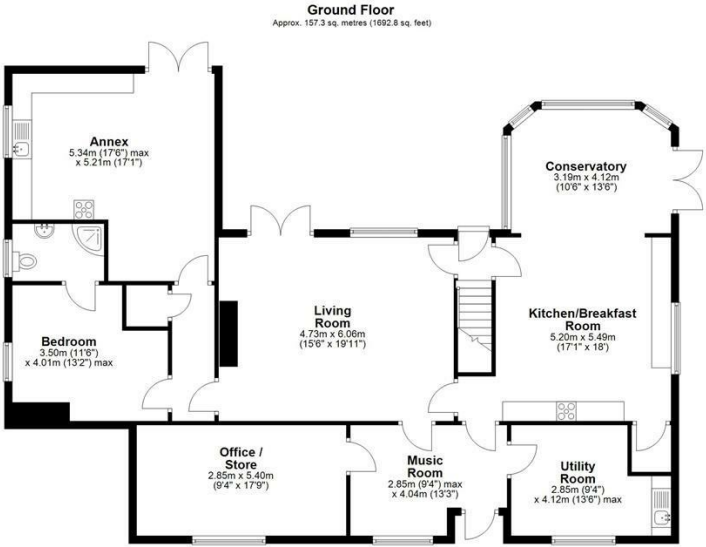




## Penrhos, Pontrobert, Powys, SY22 6JH

### Guide Price £2,500,000

- 4 bedroom detached farmhouse with extensive lawned and shrubbed gardens
- 1 bedroom attached annex
- Penrhos Park Lodges - popular holiday park with an exclusive selection of 10 furnished log cabins, planning consent grant to extend
- Extensive range of modern farm buildings
- Range of traditional buildings with planning consent to convert to two residential dwellings
- Approximately 103.02 acres (41.69 ha) of grassland
- Approximately 29.16 acres (11.8 ha) of mixed woodland
- Submerged within the beautiful scenery of Mid-Wales
- All extends to 139.64 acres (56.51 ha) or thereabouts



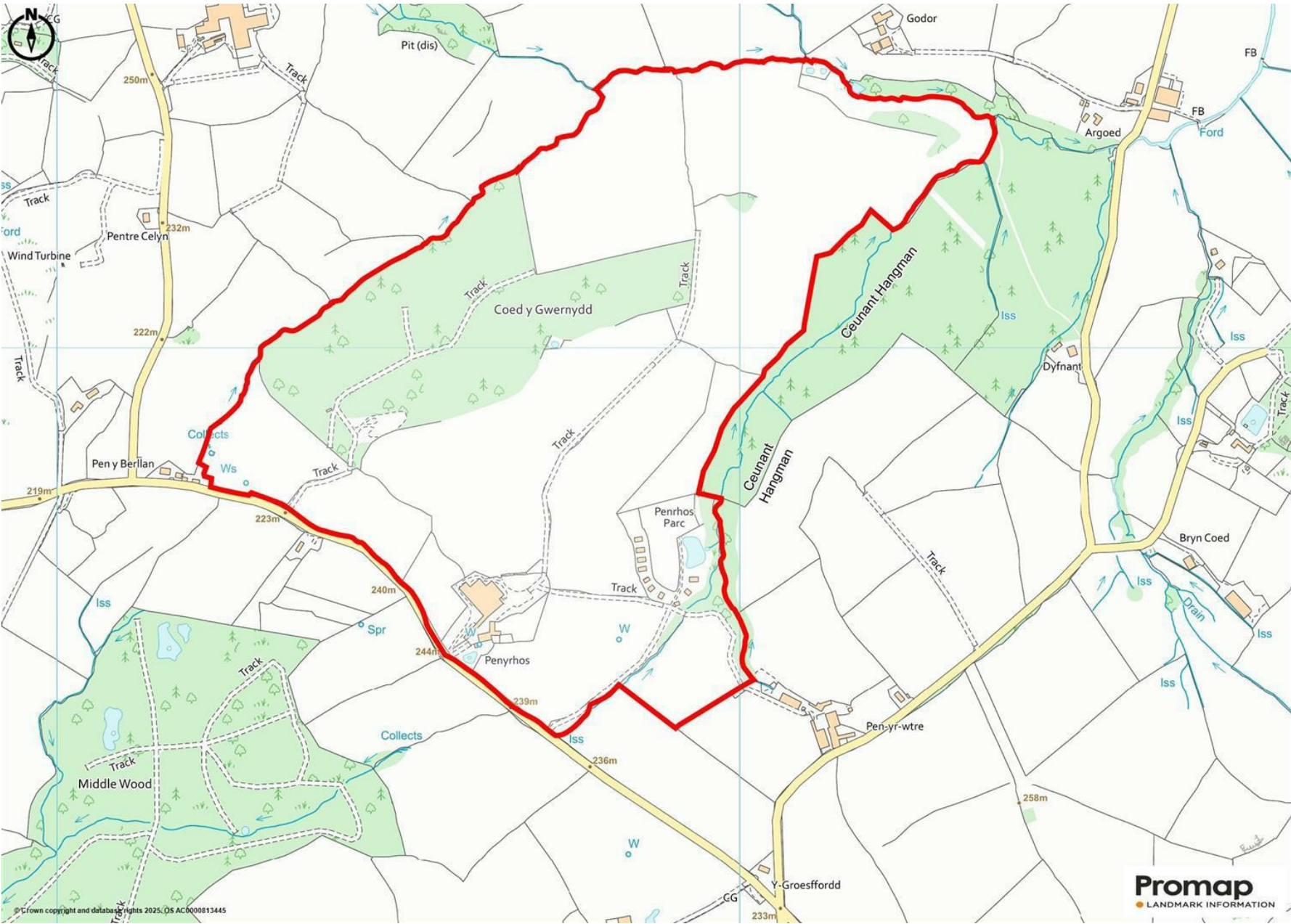
Total area: approx. 235.7 sq. metres (2537.1 sq. feet)  
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 507  
Plan produced using PlanUp.  
Penrhos Kad, \*







Map of Property  
(not to scale - for identification purposes only)





**DESCRIPTION**

Penrhos comprises a stunning 4 bedroom detached farmhouse, together with an attached 1 bedroom annex, both modernised throughout, and set within beautiful extensive gardens with ornamental features. Penrhos, being a former dairy farm, has an extensive range of modern farm buildings, a range of traditional buildings, and approximately 103.02 acres (41.69 ha) of productive grassland, and approximately 29.16 acres (11.80 ha) of mixed woodland. Together with the established holiday park (4.10 acres (1.66 ha)), the property extends in total to approximately 139.64 acres (56.51 ha) as a whole.

**SITUATION**

The property is situated within beautiful Welsh countryside with far reaching views, and is located near to the villages of Pontrobert and Meifod which provide various services, and also close reach to the market towns of Llanfyllin, Welshpool and Llanfair Caereinion.

**FARMHOUSE**

An impressive and beautifully presented substantial four bedroom home with adjoining one bedroom annex, offering spacious living accommodation, boasting a wealth of character features throughout.

**LIVING ROOM**

15'6" x 19'11" (4.72m x 6.07m)

**KITCHEN/BREAKFAST ROOM**

17'0" x 18'0" (5.2 x 5.49)

**CONSERVATORY**

10'5" x 13'6" (3.19 x 4.12)

**MUSIC ROOM**

9'4" x 13'3" (2.85 x 4.04)

**OFFICE/STORE**

9'4" x 17'8" (2.85 x 5.4)

**UTILITY ROOM**

9'4" x 13'6" (2.85 x 4.12)

**LANDING****BEDROOM 1**

12'2" x 13'11" (3.72 x 4.25)

**BEDROOM 2**

9'3" x 15'3" (2.84 x 4.67)

**BEDROOM 3**

17'9" x 7'10" (5.43 x 2.41)

**BEDROOM 4**

8'2" x 11'11" (2.49 x 3.64)

**BATHROOM****ANNEX**

17'6" x 17'1" (5.34 x 5.21)

Bedroom (3.50m x 4.01m)

Bathroom

Open plan kitchen/Diner

**OUTSIDE**

The extensive, beautifully presented gardens are encased by a stone wall and comprise a picturesque pond, patio seating area and pergola. Large carport nearby.

**AGRICULTURAL BUILDINGS**

Being a former dairy farm, there is an extensive range of open plan modern farm building within the steading, currently used for general machinery/implement storage and workshops.

The range of traditional buildings has full planning consent in place to convert to two residential dwellings.

**LAND**

The land extends to approximately 103.02 acres (41.69 ha) of grassland and 29.16 acres (11.8ha) of woodland known as Coed y Gwernydd. The land is gently undulating and benefits from a natural water supply.

**PENRHOS PARK LODGES**

Penrhos Park Lodges is an established on farm tourism diversification scheme, being a family run holiday park, submerged within the beautiful scenery of the rolling hills of Mid-Wales, with separate direct access off the highway. The park is well maintained with views of the pond located on-site. There are currently 10 cabins with planning consent in place for further extension. The lodges are sold for a mixed term of years with an annual ground rent of £1,950 per year. Please contact the Agent for further details.

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## GENERAL NOTES

TENURE: Freehold with vacant possession on completion

SERVICES: Private water supply (borehole), mains electricity, wood burning biomass boiler providing heating to the farmhouse and annex with receipt of RHI payments and septic tank drainage

BROADBAND: Standard download speed 5Mbps and Ultrafast download speed of 1800Mbps

FLOOD RISK: Low

### PLANNING:

Planning refs for chalet site: M/2003/1147, P/2008/0445, 19/0680/FUL and 21/1937/FUL

COUNCIL TAX BANDING: G

### SURVEYS:

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

### REFERRAL SERVICES

Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.





**General Services:** Private water (borehole), mains electricity, wood burning biomass boiler, septic tank drainage

**Local Authority:** Powys County Council

**Council Tax Band:** G

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

What3Words///snowboard.nasal.purest

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499

**Roger  
Parry**  
& Partners



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.