



Lower Fishpools, Bleddfa
Knighton, LD7 1PA

Price guide
£1,400,000

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Knighton

An exciting opportunity for a complete lifestyle change in picturesque rural Powys, this wonderful smallholding is for sale or the first time in over 30 years having been in the same family for decades. Located amidst rolling hills in totally unspoilt countryside this really is the complete package. Situated in a total of 18 acres of land this 5 bedroom farmhouse comes with two well established holiday lodges, stabling, outbuildings and has great transport links for visitors.

- Ongoing holiday business
- Rural equestrian smallholding
- Outbuilding, stables, field shelters
- Approx. 18 acres of land
- 5 bed farmhouse

Directions

Using what three words to locate the property please use ///
jumpy.youngest.gambles



Total area: approx. 208.3 sq. metres (2241.7 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

An exciting opportunity for a complete lifestyle change in picturesque rural Powys, this wonderful smallholding is for sale or the first time in over 30 years having been in the same family for decades. Located amidst rolling hills in totally unspoilt countryside this really is the complete package. Situated in a total of approximately 18 acres of land this 5 bedroom farmhouse comes with two well established holiday lodges, stabling, outbuildings and has great transport links for visitors.

Lower Fishpools

This former farmhouse has been extended by the current owners to offer a substantial family home with period features and views onto your own land and stabling. The boot room is a handy space for storing muddy boots, wellies and dog leads before heading into the tiled central hall with doors leading off to the various ground floor accommodation and stairs rising up to the first floor. The kitchen/dining room is the heart of the home with plenty of room for a large table and chairs to entertain family and friends. There is a range of wall and base units with Belfast sink, space for fridge/freezer and a Range style gas oven. There are two reception rooms, with the larger being the family room with windows to the front and side and a feature fireplace with inset wood burner. The living room is a cosy room and forms part of the original cottage with an Inglenook fireplace, bread oven and door to the front garden. Off the hall is a ground floor shower room with a white suite, followed by a useful home office which leads to the utility room. There is then a further ground floor bathroom which has recently been renovated to offer a white modern suite with mosaic tiling, inset lighting along the wood panelling on the bath, a truly tranquil and relaxing space.

On the first floor there is a spacious and open landing with Velux windows flooding the area with light and doors leading off the bedrooms and bathroom. The exposed beams and stone walls add wonderful period touches and charm. The main bedroom is a double with ensuite shower room with a white suite. The second bedroom is a large open room with exposed stone walls and views over the land, stables and hills beyond. There are three further bedrooms and a family bathroom fitted with a three piece suite and storage cupboard.

The farmhouse has oil fired heating, double glazed windows, septic tank drainage and mains water. The Council tax band is E.

Appaloosa and Forest View Lodges

These timber framed and clad lodges occupy an elevated position within the grounds with their own driveway and have wonderful views down the valley. The lodges have an open plan layout which have recently been refurbished to a high standard with contemporary kitchen, modern bathroom suites and multi fuel stoves. There are patio doors from the living space out onto the patio and a raised decked area for the hot tubs which are under cover and have views over the land and the valley. The two double bedrooms are to the back and are a good size, with one having an ensuite shower room size. They both also have utility/boot rooms with plumbing for a washing machine. The lodges have double glazed windows, mains water, septic tank drainage and gas heating.

The annual income for the lodges has been between £70,000 to £80,000 per annum and year to date this year the business has generated in excess of £50,000. The seller is more than happy to run through the accounts with any potential purchaser and future bookings. The lodges have their own website and also advertised through Hoseasons, who handle all of the bookings for the seller. They have a rateable value of £2,800 but this is not the amount you pay per annum.

The Welsh Government is continuing to provide support into 2021-22 to help businesses and charities in Wales during the Coronavirus outbreak. All retail, leisure and hospitality businesses and charities with a rateable value of £500,000 or below will receive 100% non-domestic rates relief in 2021-22.

Outbuilding, stables, tack room and field shelter

Across the yard from the main farmhouse is the barn, car port, stables and tack room and then through the gate are field shelters and a hay store. The barn has the potential, with planning permission, to be converted into another dwelling for further accommodation for family or income. The building is currently over two floors with services connected. The stable block is a timber clad building with three stables and a tack room. The stables are 3.8m x 3.8m with light and power. The tack room is 2.97m x 5.91m and is enclosed so its dry and secure for tack and feed.

The land

The property sits in approximately 18 acres of grounds comprising 7 paddocks, round pen, an area of woodland and pond and then a further paddock above the lodges that has outline planning for further holiday accommodation.

Location

Located in the old county of Radnorshire, the area is largely unspoilt and perfect for walkers, cyclists, horse riders and offers a wide range of pursuits enjoying the surrounding countryside directly from your front door. The spa town of Llandrindod Wells was regenerated in the Victorian era and offers a wealth of period properties throughout the town, boasts several parks, leisure lake, a wide range of shops, schools, services and train station with links on the Heart of Wales line to Swansea and Shrewsbury. The whole of Mid Wales is noted for its areas of natural beauty such as the Wye Valley, Elan Valley and Cambrian hills, renowned amongst the walking, riding and fishing fraternity. The Royal Welsh Showground near Builth Wells hosts numerous events throughout the year attracting thousands of visitors to the area, with cultural and sporting events at Llanwrtyd Wells.

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