



Roger  
Parry  
& Partners

YSGAFELL FARM

Aberhafesp, Powys, SY16 3HH



# YSGAFELL FARM

ABERHAFESP • POWYS • SY16 3HH

Offers in Excess Of: Lot 1 - £1,600,000, Lot 2 - £200,000

*A unique farmstead with stunning views over the Welsh countryside*

- Timber framed, four-bed farmhouse dating back to the 17th Century, with a later annexe addition, providing a rental opportunity
- Range of traditional and more modern agricultural buildings including a beautiful Grade II listed 17th Century Barn
- High quality, productive grassland, extending down to the River Severn, all set in **89.17 acres (36.08 ha)** or thereabouts - **Lot 1**
- There is a second parcel of picturesque grass/woodland with amenity and natural capital potential, amounting to a total of **28.97 acres (11.72 ha)** or thereabouts - **Lot 2**

## DESCRIPTION

Ysgafell is a highly productive farm comprising a 17th Century farmhouse bursting with character and a combination of both traditional and more modern outbuildings. The agricultural grassland extends to **85.22 acres (34.48 ha)** with **1.73 acres (0.70 ha)** of woodland or thereabouts. Ysgafell provides an excellent opportunity in a picturesque whilst easily accessible location, with a charming house and gardens providing the ideal layout for keeping livestock. A secondary income is also possible through the letting of the annexe and there may be development potential in the buildings (subject to obtaining planning consent).

**Lot 2** comprising **28.97 acres (11.72 ha)** or thereabouts has an amount of woodland within the grassland, creating both amenity and natural capital potential, as well as use for agricultural grazing land.

## SITUATION

Lot 1 - Ysgafell Farm is located near Caersws within the beautiful Powys countryside. It is conveniently situated close to the towns of both Llanidloes and Newtown, and is less than an hours drive from the coast in Aberdovey. The property equally has excellent road links to the wider cities such as Chester, Manchester, Liverpool and Birmingham, being in close proximity to the A483 Trunk Road.

Lot 2 - Bryn at Glynrhyd is 2.5 miles north of the farm, turning right at Aberhafesp church.

*W3W: ///parties.warned.effort*



*Newtown: 3.3 miles • Llanidloes: 12.6 miles • Welshpool 16.6 miles • Shrewsbury: 35 miles • Birmingham: 76 miles*







## YSGAFELL FARMHOUSE

The main farmhouse dates back to the 17th Century. The property is blessed with an abundance of original character features including outstanding timber beams, fireplaces and exposed wattle panelling. The dwelling is constructed of brick and timber and sits under tiled roofs.



Internally, the property provides elegant family accommodation including three large reception rooms, a comprehensive modern kitchen and dining room, three double bedrooms and a cellar. The house also benefits from a modern extension, which provides further utility space and an annexe with separate access.

There is an oval gravelled driveway with a raised shrubbed centre to the front of the house, as well as a beautifully managed garden area with a useful storage shed, extensive flowerbeds and vegetable patches. There is also a summer house providing a great outside area for entertaining.

Ysgafell forms an excellent opportunity and has the perfect balance of original and modern tasteful finishes.

## ACCOMMODATION COMPRISING:

(Measurements are approximate)

### GROUND FLOOR

#### *Side Porch (1.84m x 1.18m)*

Wooden framed with a door to rear section and extensive shelving to function as a boot room and entrance to:

#### *Kitchen (4.57m x 4.33m)*

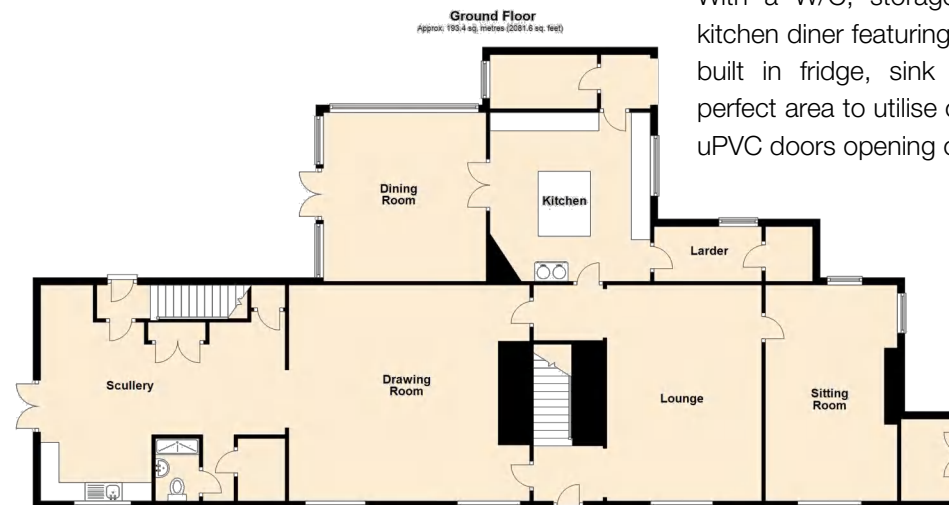
With tiled floor, granite worktops featuring an island, space for a dishwasher, smart kitchen units, sink and drainer, an electric cast iron ESSE range cooker, and wood burner.

#### *Larder (4.38m x 1.48m)*

With a tiled floor, an ideal space for a large fridge, shelving to both sides and a separate area at the rear.

#### *Dining Room (4.56m x 4.39m)*

With a stone floor, plaster ceiling, skylight and large double glazing uPVC windows wrapping around two sides of the room, providing heaps of natural light.



#### *Sitting Room (5.83m x 3.56m)*

An elegant room with an abundance of exposed beams to both the ceiling and walls, with walls painted red, a carpeted floor, underfloor heating and a beautiful bricked fireplace with wood burner creating a cosy atmosphere. A unique feature is the boarding to the wall.

#### *Lounge (5.83m x 4.18m)*

With carpeted floors, desirable vertical beams and beams to the ceiling, underfloor heating, a large fireplace with another wood burner. External door into gardens.

#### *Drawing Room (6.50m x 5.83m)*

A spacious character reception room with double glazing windows providing natural light, floor to ceiling support timbers, exposed beams throughout and an open fireplace.

#### **Cellar**

Large cellar accessed via the drawing room with cobbled floor and small window. Perfect for keeping wine.

#### *Scullery (6.69m x 5.83m)*

With a W/C, storage cupboards, boot area and full kitchen diner featuring an oven with hobs and extractor, built in fridge, sink and drainer and dishwasher. A perfect area to utilise coming in off the fields with double uPVC doors opening out onto the patio.







**FIRST FLOOR*****Double Bedroom 1 (5.83m x 4.56m) + (3.83m x 1.94m)***

Large room with carpeted floors, a high pitched ceiling with exposed beams utilising the roof space, plastered and painted walls and ceiling, double glazed windows. Large ensuite with wood effect floor, walk-in shower, hand washbasin, heated towel rail and W/C.

***Double Bedroom 2 (4.66m x 4.33m)***

With a carpet floor, painted ceiling beams, plastered and painted walls and ceiling, double glazed windows.

***Landing (3.83m x 3.79m) + (3.68m x 2.84m)***

An open plan space with a fantastic array of character features including beams at every angle, and an exposed wattle wall and chimney stack. A unique space. It is part carpeted and then floorboarded to the bathroom.

***Family Bathroom (3.84m x 3.30m)***

A large bathroom with wood effect floor, walk-in shower, W/C, hand washbasin, heated towel rail and a bath with shower attachment.

***Double Bedroom 3 (5.83m x 3.97m)***

With carpeted floor, exposed ceiling beams, a high pitched ceiling, plastered and painted walls and ceiling, double glazed windows.

***W/C (3.89m x 1.48m)***

With wood effect floor, hand washbasin and built in cupboard.

**COUNCIL TAX BAND: G**

**EPC RATING: E**

**ANNEXE*****Double Bedroom (5.83m x 3.10m)***

High quality finish with a carpeted floor, plastered and painted walls and ceiling, double glazed windows providing excellent views over the countryside.

***Kitchenette (3.54m x 3.27m)***

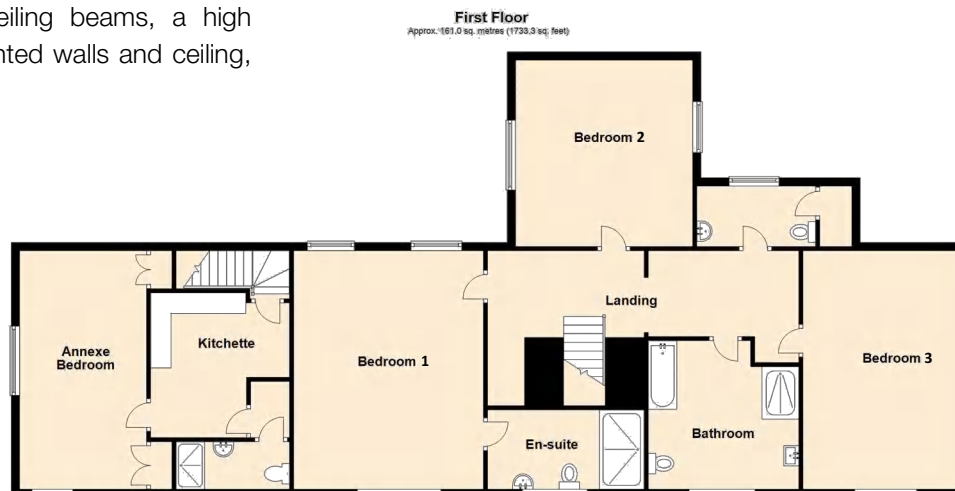
Fully fitted out with an electric oven and hobs, an extractor, built in fridge, sink and drainer and dishwasher. Wood effect flooring.

***Bathroom (2.77m x 1.16m)***

With W/C, heated towel rail, hand washbasin and walk-in shower.

**GARDENS**

Ysgafell has immaculate gardens bursting with vibrant colours from the flowerbeds, high quality and rabbit proofed vegetable patches, the trees, manicured lawns, and stream during the winter. There is a patio area as well as a summer house which was constructed using wood from Leighton. This features a brilliant granite table, and is ideal for taking in the views.



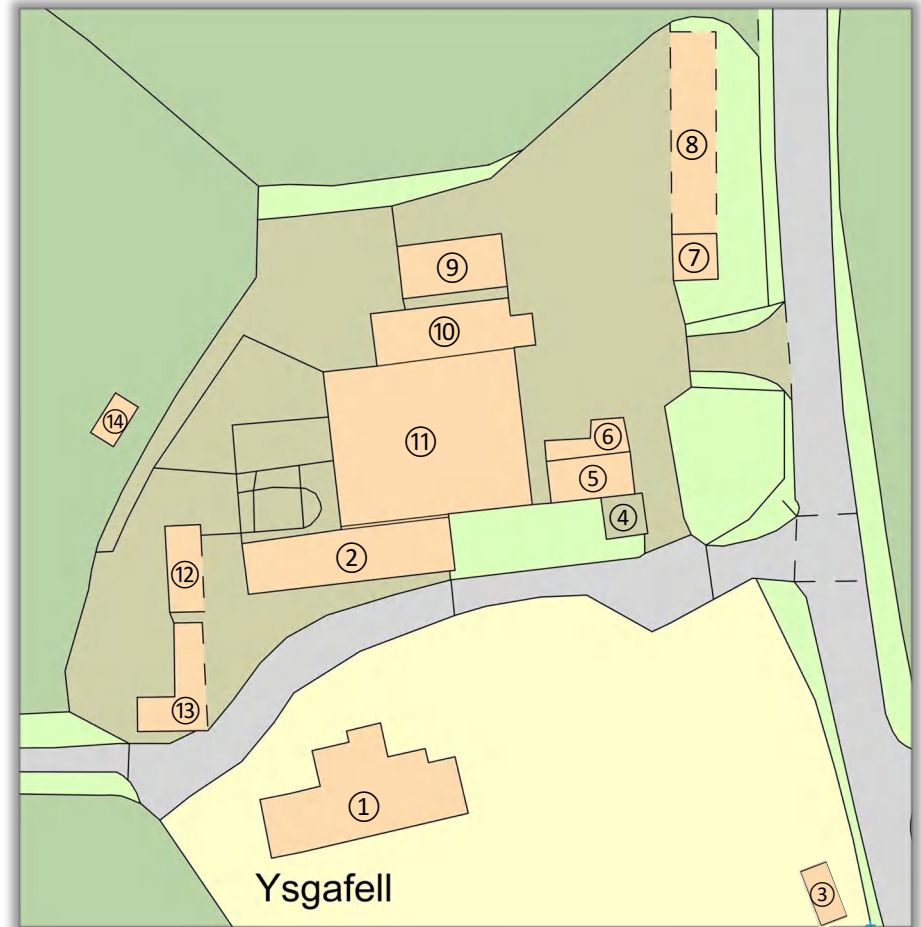






## BUILDINGS AND COURTYARD

1. Farm House, Annexe & Gardens
2. A Unique 16th Century Listed Barn (25.26m x 6.27m) - Timber cruck-framed traditional cowhouse with steep pitched slate roof and impressive original features.
3. Garden Storage (6.02m x 2.68m) - Timber framed garden shed with built in shelving, a concrete floor and corrugated metal cladding.
4. Greenhouse
5. Cow/Hen House (10.13m x 5.09m) - Two storey timber framed building of part brick construction, with traditional wood panelling to the exterior. There are 4 bays in the downstairs and 3 in the rafters/hen house.
6. Woodshed 1 (5.44m x 2.49m + 4.35m x 4.19m) - Two section timber framed with corrugated metal sheet roofing and sides forming a lean to off the cow/hen house.
7. Woodshed 2 (5.39m x 5.52m) - Purpose built woodshed of block and brick construction with corrugated sheet roofing and a block partition.
8. Dutch Barn (24.23m x 5.61m) - Five bay steel framed open fronted hay barn with end lean to.
9. Livestock Housing (18.09m x 5.27m) - Modern timber framed and block construction building with corrugated sheet roofing. It is open ended with metal gates.
10. New Barn & Pump Shed (16.89m x 6.31m + 3.81m x 2.53m) - Newly constructed steel framed building which has a pitched roof, corrugated fibre cement sheet roofing and plastic sheet cladding. It is fitted to pump water from a Well situated on the land, feeding individual troughs.
11. Large Modern Barn (23.29m x 18.73m) - Steel portal frame constructed building with a block base, corrugated sheet roofing, Yorkshire Board cladding and a concrete floor. Multi functional. There is a well laid out sheep handling system adjoining on the concrete yard.
12. Workshop (10.54m x 4.61m) - Brick constructed with a pitched corrugated roof, concrete floor, and plasterboard ceiling.
13. Storage (8.87m x 3.59m + 8.35m x 4.19m) - 5 bay timber framed storage, with a double height and length bay to the left. Internal sheet metal and wood cladding.
14. Livestock Hut (5.63m x 3.29m) - Timber framed with a metal sheet roof to provide shelter.







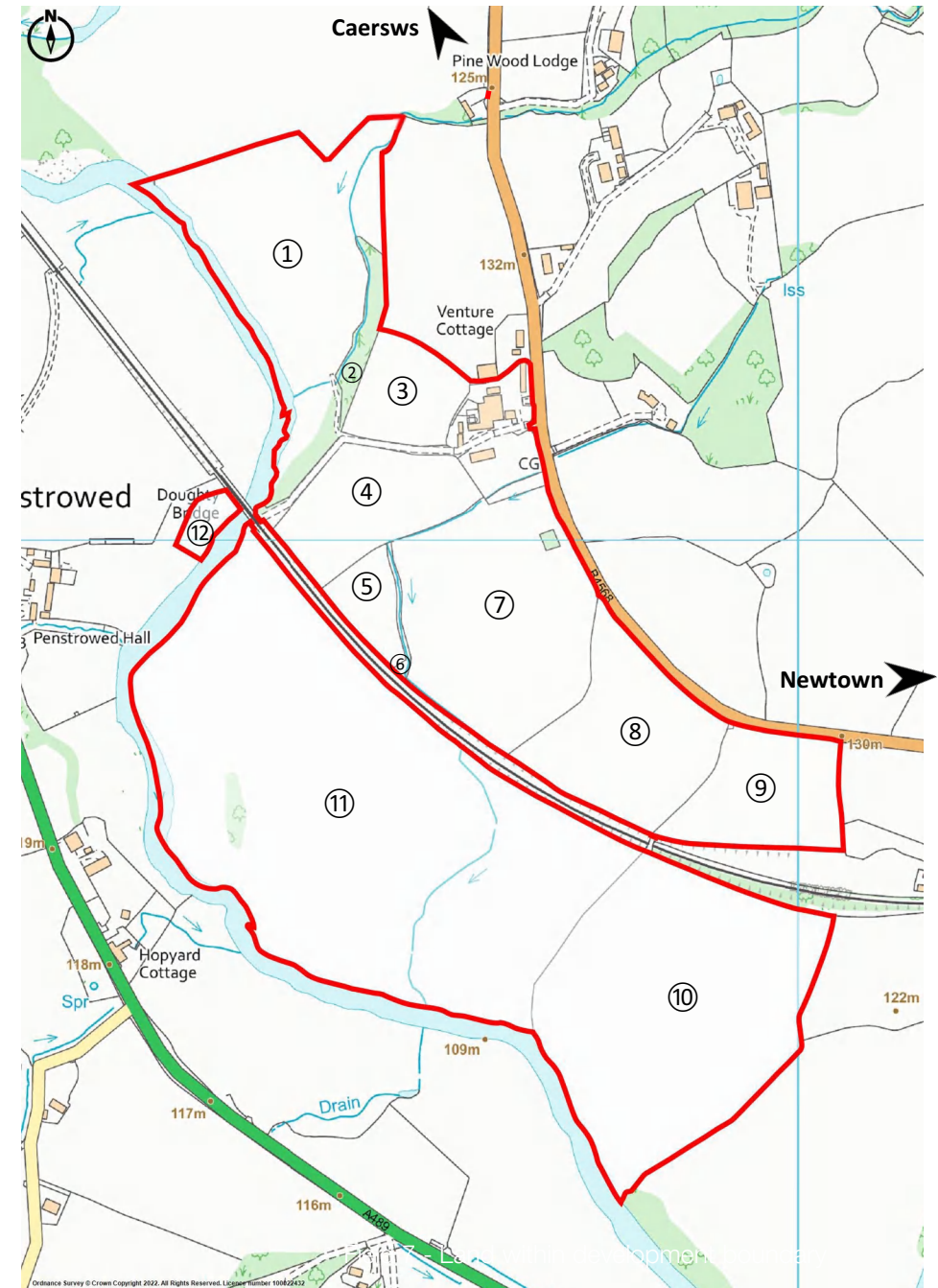


## THE LAND AT YSGAFELL - LOT 1

The productive pasture land extends to **85.22 acres (34.48 ha)** with **1.73 acres (0.70 ha)** or thereabouts of woodland. The land at Ysgafell is located in a ring fence surrounding the farm house and buildings, dissected by a railway which serves the Shrewsbury to Mid Wales Coast line. The land is fertile river ground with loamy soil that is freely draining, and is suitable for grazing, mowing and arable rotations.

There are well kept fences and mature hedgerows. The land is currently all down to grass and benefits from in-field water troughs connected to a Well supply. A bridge and tunnel connect the lower land. The river stretches for almost a mile along the land at Ysgafell and the property benefits from fishing rights.

	Field Number	Description	Size (ha)	Size (acres)
1	SO0791 5125	Pasture / Woodland	3.60 / 0.36	8.90 / 0.89
2	SO0791 5720	Woodland	0.31	0.77
3	SO0791 6214	Pasture	0.97	2.40
4	SO0791 5703	Pasture	1.63	4.03
5	SO0790 5893	Pasture	0.57	1.41
6	SO0790 6187	Woodland	0.03	0.07
7	SO0790 6992	Pasture	3.79	9.37
8	SO0790 8482	Pasture	2.37	5.86
9	SO0790 9876	Pasture	2.60	6.42
10	SO0790 8855	Pasture	6.16	15.22
11	SO0790 5573	Pasture	12.37	30.57
12	SO0791 4202	Pasture	0.42	1.04
	<b>Total</b>		<b>35.18</b>	<b>86.95</b>
	SO0791 7112	House, Buildings etc.	0.90	2.22
	<b>Total</b>		<b>36.08</b>	<b>89.17</b>







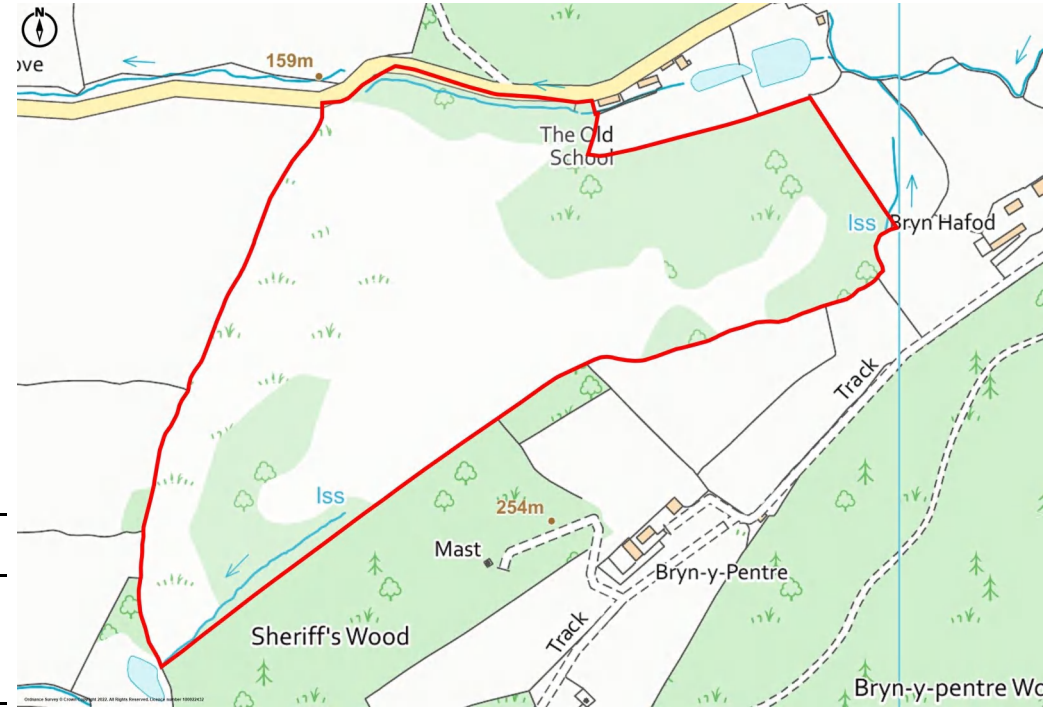


## LAND AT BRYN, GLYNRHYD - LOT 2

The Bryn at Glynrhyd amounts to **28.97 acres (11.72 ha)** or thereabouts offers some of the most beautiful views over the Welsh countryside and is a combination of sloping grassland and flourishing woodland. During the springtime a mass of wild daffodils emerge from within the trees.

As well as its use as agricultural grazing land, it has amenity and natural capital potential through engaging in activities such as carbon sequestration.

It suits as a delightful addition to the farm as well as a great opportunity as a standalone.



	Field Number	Description	Size (ha)	Size (acres)
Lot 2	SO0693 7049	Pasture/Mixed Woodland	11.72	28.97









**SERVICES**

The property is served by the following; Mains water, Mains electricity, Private septic tank drainage, Pumped Well water for livestock & vegetable garden.

**METHOD OF SALE**

Private Treaty.

**TENURE**

Freehold with vacant possession on completion.

**LOCAL AUTHORITY**

Powys County Council.

**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**

Part of the farm is subject to a scheme. For more information please contact the agent.

**BASIC PAYMENT SCHEME**

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









# Directions:

From Welshpool proceed south along the A483 Trunk Road, continue for approximately 12 miles, then onto the Newtown Bypass. At the 2nd roundabout, take the 3rd exit onto Kerry Road. Head straight over the traffic lights and then over the River Severn. Follow the road around until you meet another roundabout. Proceed straight over and then in 3 miles Ysgafell Farm will be on your left hand side, as indicated by the Agent's 'For Sale' board.

## Viewing arrangements

Viewing of the property is strictly by appointment only through

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Solicitor: Zara Oliver

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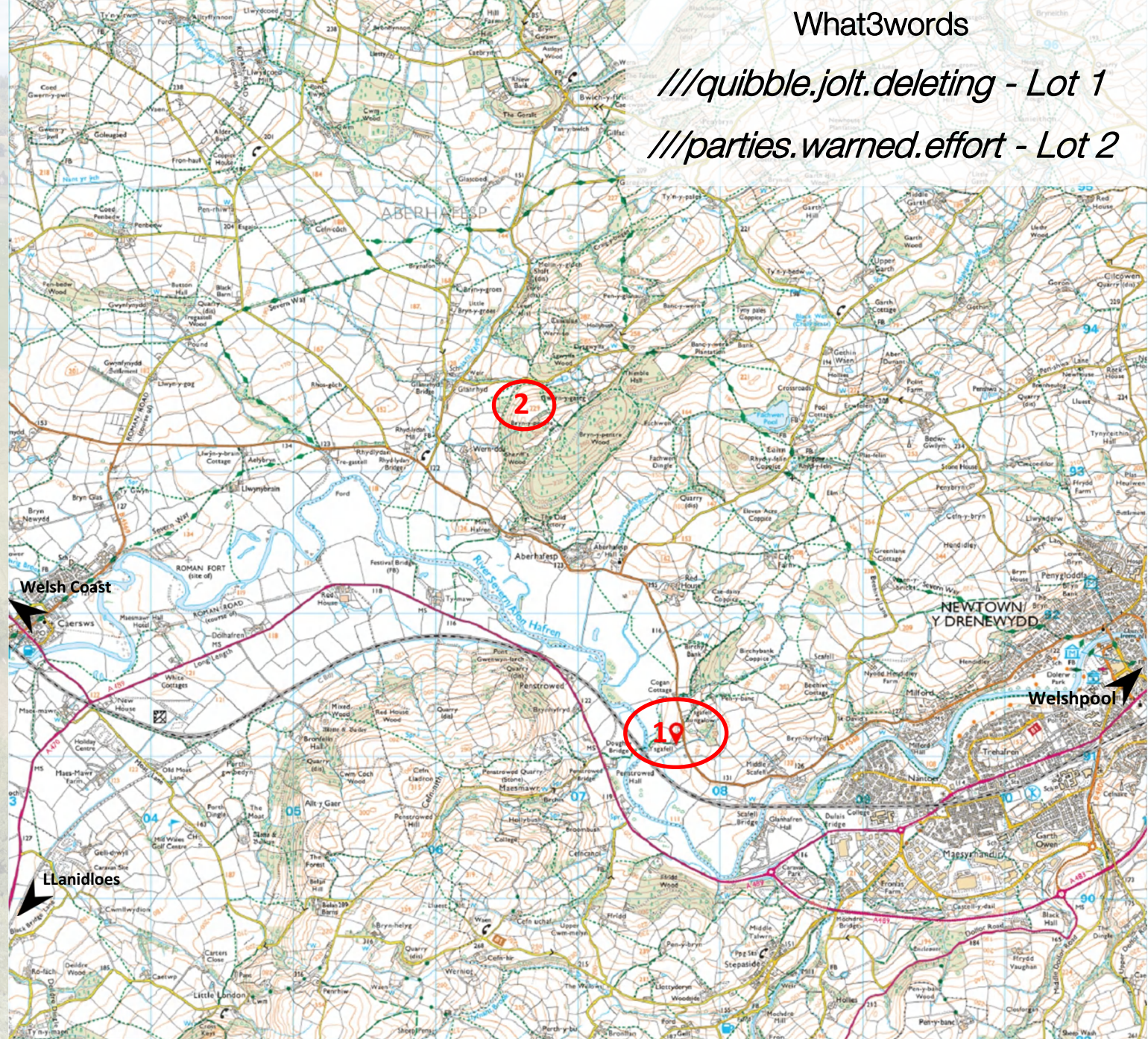
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What3words

*///quibble.jolt.deleting - Lot 1*

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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.