



Foice Farm
Llanfihangel Nant Melan, New Radnor

£525,000

COBB
AMOS

Foice Farm

Llanfihangel Nant Melan, New Radnor,
LD8 2TR

- - -

*"A wonderful home with stunning views,
and a range of well built outbuildings
all set in six acres of pasture."*

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Extended family home
4 bedrooms, 3 receptions
3 bathrooms, conservatory
Range of great outbuildings
Approx. 6 acres
NO ONWARD CHAIN

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The accommodation comprises:
entrance hall, living room, large wraparound
conservatory, dining room, kitchen, study,
large utility / back kitchen, rear porch,
four bedrooms, shower room
and two bathrooms and could be split
to create a separately accessed
one bedroom annexe.

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Location

Brecon: 30 miles
Hereford: 30 miles
Leominster: 25 miles





Property Description

The light and spacious entrance hall has doors leading off to the ground floor accommodation. Both the main reception rooms have wooden beams, feature stone walls and wood panneling. There is a large doorway to link the two which is ideal for entertaining. The living room also has a multifuel stove. The amazing conservatory wraps around two sides of the property and is a wonderfully light and spacious room that overlooks the garden, land and countryside beyond. The kitchen is fitted with a good range of units, dishwasher, oven, hob, larder fridge, breakfast bar and ceramic tiled floors. There is also a ground floor shower room.



In the oldest part of the property there is a charming study / living room, large back kitchen/utility, a bathroom and a porch with separate access to the parking area. From the entrance hall stairs lead up to the first floor where there are four bedrooms and a bathroom fitted with a traditional white suite. A second set of stairs leads to one of the first floor double bedrooms. These rooms could easily be turned into a separate self contained annexe should it be required.

Outbuildings

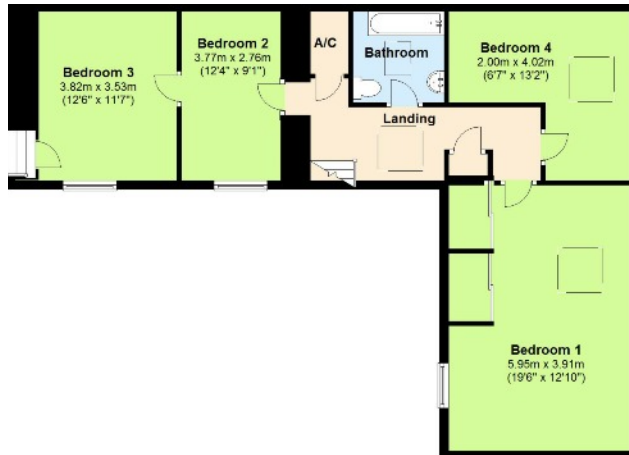
The main outbuilding is a large two storey four bay and measures 18.29m x 9.14m (60" x 30"), fully insulated barn with pedestrian door and large roller door giving access for vehicles. The ground level has a concrete floor, and timber stairs lead to a first floor. It is of steel and block construction with timber cladding and there is natural light and heating. There is also a small area that has been sectioned off for an office with its own pedestrian door, plus a separate workshop area on the first floor. There is an additional purpose built kennel block with 8 kennels adjoining the barn. (18.28 x 4.88) The second outbuilding is a traditional building measuring 12m x 4.7m (39'4" x 15'5") with secure entrance and roller doors with additional doors in front.



Ground Floor
Approx. 129.7 sq. m (1395.8 sq. ft)



First Floor
Approx. 74.8 sq. m (804.8 sq. ft)



Total area: approx. 204.4 sq. metres (2200.5 sq. feet)



Gardens and Parking


The property is approached via a gated entrance onto a gravel driveway with space for several vehicles, an ornamental tree in the centre and mature hedging to one side. A path leads around the side to the rear garden which is mainly laid to lawn interspersed with mature shrubs, trees and flowers and hedged borders. The gardens adjoin and overlook the land and there is a timber gate to give direct access.


6 Acre Grounds

The land extends to approximately six acres and is good pasture land with pig wire fencing and hedge borders. Currently split into four paddocks, with road frontage and gates onto the lane and between the paddocks. There is a small pool and a HAYBARN in the grounds. A plan is available upon request.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	49
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Notes

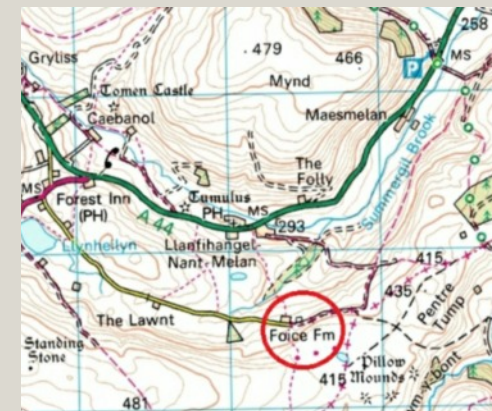
The property is registered as smallholding. It is currently run as a successful kennels and cattery with purpose built kennel block. Currently registered for 64 dogs and 42 cats. Details and further information can be obtained if required from the agent.

Services

Mains electric, private water supply and drainage.
Oil fired heating.
Powys County Council Tax Band E

Directions

From New Radnor turn right onto the A44, signposted for Llandrindod Wells and proceed along this road for approximately 3 miles passing through the village of Llanfihangel Nant Melan, just after you have passed the Red Lion Inn on your right take the next left onto the A481, signposted for Builth, passing the Forest Inn. Take the next left onto the lane. Continue along a small lane for 1 mile which directly leads to the property.





THE PROPERTY MISDESCRIPTIONS ACT 1991: 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 MONEY LAUNDERING REGULATIONS: Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

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