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**Chester
Master**™

*Chartered Surveyors
Rural Property Consultants & Managers
Land Agents*

LOWER LLANGOED FARMHOUSE

Llyswen, Brecon, Powys LD3 0YP

**A Traditional Farmhouse in the Upper Wye Valley,
Near the Village of Llyswen**



Kitchen, 2 Reception Rooms, 4 Bedrooms, Bathroom, Cellar and Attic Storage Rooms. Woodburner and Oil-Fired Central Heating, Mains Electricity & Water, Private Drainage, Garden and Shed. Well behaved pets accepted, subject to agreement on type and number. Paddock and additional outbuildings might be made available by separate negotiation.

TO LET

Unfurnished for a Period of 1 Year on a Standard Occupation Contract
At a Rental in the Region of £1,200.00 Per Calendar Month

VIEWING - Strictly By Appointment Through The Sole Letting Agents

These particulars give only a general outline and your attention is drawn to the notice printed overleaf.

Regulated by RICS



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Rural Consultancy

Sale & Purchase of Farms and Estates
Letting of Houses, Cottages, Fishing & Shooting Rights
Management of Farms and Estates
Valuation of Farms & Estates
Telecommunication Mast Negotiations
Road and Pipeline Compensation

Bookkeeping & Payroll Services

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SITUATION

The property is located on the Llangoed Estate about two miles north of Llyswen and is situated close to the A470 Llyswen to Builth Wells road. Llyswen is approximately 7½ miles from Hay-on-Wye, 9 miles from Brecon, 11 miles from Builth Wells, 18½ miles from Llandrindod, 29 miles from Hereford and 52 miles from Cardiff.

THE PROPERTY

Lower Llangoed Farmhouse is a large Grade II listed property, with good views over the Wye Valley. It forms part of the Llangoed Estate and adjoins the estate's working farmyard.



The estate's farm retains a ground-floor room as an office and for which it has separate access. The estate also currently uses an adjoining outbuilding for storage with its own external door. This office and outbuilding are therefore not included within the contract and access to them is reserved by the Landlord at all reasonable times.

The main rooms of the farmhouse have recently been redecorated.

ACCOMMODATION

All measurements are approximate and a floorplan of the main rooms is provided at the end of these details.

GROUND FLOOR

The farmhouse's Front Door leads into a **Front Hall** (4.6m x 2.1m) with a traditional flagstone floor and radiator. Doors lead off to the **Cellar's** staircase, **Kitchen**, **Back Hall**, and the original **Servants' Stairs** leading to

the **Back Landing** and the undeveloped 2nd **Floor**.

There is also a door in the **Front Hall** to the farm's adjoining office, but which is kept locked at all times.

Cellar

Traditional stone steps run down to the **Cellar**, which is sub-divided into:

Cellar Room 1 (5.5m x 4.7m) with flagstone floor, roughly decorated or bare stone walls, pendant light and traditional stone slabs.

Cellar Room 2 (5.5m x 4.7m) with flagstone floor, roughly decorated or bare stone walls, pendant lights.

Cellar Room 3 (2.6m x 1.1m) with flagstone floor, roughly decorated or bare stone walls.

Large **Kitchen** (5.4m x 4.6m) with south and west facing single glazed windows, quarry tile floor, stainless steel sink unit, a range of kitchen floor & wall units and work tops, electric cooker point (for tenant to install their own freestanding cooker), plumbing for dishwasher and washing machine, oil-fired boiler, redundant Rayburn, radiator, understairs cupboard, currently blocked off serving hatch to **Reception Room 1** and doors to **Front Hall** and **Back Corridor**.



Back Corridor (5.7m x 1.2m) with quarry tile floor, roughly decorated walls, lighting, single glazed east facing window, external back door and also doors leading off to **Pantry** and the estate's storeroom (which is always locked).

Traditional **Pantry** (2.4m x 1.2m) with east facing window with perforated metal gauze, quarry tile floor, roughly decorated.

Back Hall with main wooden staircase leading to **Main Landing** on 1st Floor, part glazed external door looking east, exposed floorboards, radiator and doors leading off to **Front Hall** and to **Reception Rooms 1 & 2**.

Reception Room 1 ("Living Room") (5.4m x 4.9m) with east facing single glazed sash window together with original in-built wooden shutters, exposed floorboards, x2 radiators, woodburner, blocked-off serving hatch to **Kitchen**, TV aerial/satellite connection point and doors leading off to **Back Hall** and **Cloakroom**.



Unmodernised **Cloakroom** (2.0m x 1.5m) with quarry tile floor, single glazed south facing window, redundant handbasin, external door and door leading off to redundant and unmodernised **WC** (1.5m x 0.9m) with quarry tile floor and west facing single glazed window.

Reception Room 2 ("Dining Room") (5.6m x 4.9m) with north and east facing single glazed sash windows together with original in-built wooden shutters, exposed floorboards, x2 radiators, open fireplace.



FIRST FLOOR

Split-level **Main Landing** with stairs from **Back Hall**, exposed floorboards, radiator and doors leading off to:-

Bathroom (3.3m x 1.4) bath with shower over and curtain rail (tenant to provide own curtain), wash hand basin, radiator, extraction fan, shaver light, new vinyl floor covering, south facing double glazed window.

Bedroom 1 (5.4m x 4.9m) with an east facing single glazed sash window, radiator, airing cupboard (including electric immersion back-up) and exposed floorboards.



Bedroom 2 (5.6m x 4.9m) with an east facing single glazed sash window, radiator, redundant fireplace and newly fitted carpet.



Bedroom 3 (5.6m x 4.6m) with a west facing single glazed sash window, radiator, redundant fireplace and exposed floorboards.

Bedroom 4 (4.5m x 3.2m) with a west facing single glazed sash window, radiator and exposed floorboards.

Box Room ("Storage") (2.7m x 1.7m) with an east facing single glazed sash window, 3 fitted shelves and exposed floorboards.

Back Landing (3.7m x 2.1m) with exposed floorboards, pendant light, roughly decorated walls, west facing single glazed sash window, original **Servants' Stairs** (with lighting, but walls roughly decorated) leading down to **Front Hall** and door leading off to the **2nd Floor** stairs.

SECOND FLOOR

This is an unmodernised attic floor, with little wiring, roughly decorated and exposed floorboards. The rooms are not habitable, but provide useful storage space. The floor is subdivided as follows:

Stairs & Landing with basic lighting and doors off to other rooms.

Attic Room 1 (4.4m x 3.6m) with main water tank, loft hatch and south facing double glazed window.

Attic Room 2 (6.3m x 3.7m) with central heating header tank, south facing double glazed window and east facing single glazed dormer window.

Attic Room 3 (3.7m x 2.2m)

Attic Room 4 (5.5m x 3.7m) with north facing single glazed window and loft hatch

Attic Room 5 (6.8m x 3.7m) with north facing single glazed window and east facing single glazed dormer window.

OUTSIDE

At the front of the farmhouse is a traditional cobbled yard that provides parking, together with an area of lawn to the side. Pathways around the house lead to a further area of lawn on its east facing side and a more informal area of garden on its southern side (where the oil tank is also located).

A 5.17m x 2.34m traditional outbuilding with double wooden doors provides external storage. At the back of the farmhouse is a redundant external WC.

FIXTURES AND FITTINGS

Whilst the property is to be mainly let unfurnished, it has a carpet in **Bedroom 2** and vinyl in the **Bathroom**. All fixtures and fittings will remain the Landlord's property and will be listed on an Inventory included within the Standard Occupation Contract.

SERVICES

Mains electricity and water. Private drainage via shared septic tank. Telephone subject to BT regulations. Oil-fired boiler.

OUTGOINGS

The Contract-Holder is responsible for all outgoing including Council Tax (Band G), electricity, fuel, water, telephone, internal decoration, minor repairs and garden maintenance.

The Landlord will arrange the periodic emptying of the septic tank. The contractor's cost will be shared equally between the Contract-Holder and the other estate property that uses it.

The farmhouse's water supply is also shared with another property and administered by the Landlord. Water usage is measured by a sub-meter and for which the Contract-Holder will be periodically charged by the Landlord in accordance with the relevant Welsh Water rates and a half share of the standing order.

The farm office's lighting and electrical sockets are fed from the farmhouse's meter. Usage is however limited and is reflected in the level of rent. The same applies with the estate's storage building. Neither the office nor the storage building have central heating radiators or access to the water supply.

LOWER LLANGOED FARMYARD

It should be noted that:

- Access from the A470 is shared with the farm and other estate enterprises;
- Farm machinery and livestock are present in the nearby yard and farm buildings throughout the year;
- Occasionally the Contract-Holder's access might be disrupted for short periods by farm vehicles and livestock handling. The farm will however always do its reasonable best to minimise such disruption.

PADDOCK & FARM BUILDINGS

A small paddock adjoining the farmhouse might be made available by separate negotiation. Although most buildings in the farmyard are needed by the in-hand farm enterprise, some small traditional buildings might also be made available by separate negotiation.

HOLDING DEPOSIT

A separate Holding Deposit of the equivalent of one week's rent must in accordance with the Renting Homes (Fees Etc.) (Wales) Act 2019 be paid by the applicant upon any offer (subject to contract) of a Contract by the Landlord and will confer the right of first refusal on the property subject to the completion of a Contract agreement within 15 days of receipt of payment (unless extended by the parties' agreement).

Should the application be successful, then the Holding Deposit will be used towards part payment of the Security Deposit. The Holding Deposit will however be retained by the Landlord should the applicant(s) provide false or misleading information at the time of their application and/or if an applicant(s) chooses not to enter into a Contract agreement or fails to take reasonable steps to enter one.

SECURITY DEPOSIT

A security deposit of £1,800.00 will be payable on signing the Standard Occupation Contract and will be returnable at the end of the Contract provided the terms of the Standard Occupation Contract have been complied with and in accordance with a statutory insurance-based tenancy deposit scheme.

TERM

The property will be offered, subject to contract, on a Standard Occupation Contract for a period of 1 year at a rent in the region of £1,200.00 per calendar month, payable by bank standing order.

PETS

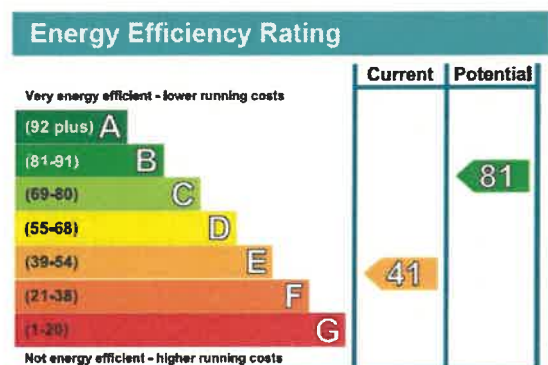
Well behaved pets accepted, subject to agreement on type and number.

VIEWINGS

All viewings must be by appointment through the letting agents and after the completion of an application form.

REFERENCES

Prospective tenants must provide information and proof of identification to the letting agency and a reference checking agency.



LOCAL INFORMATION

Shops & Services – the nearest shop and petrol station is at Llyswen, which also has a primary school. Another nearby village shop is at Boughrood. Other shops and services (including health care and high schools) can be found at Three Cocks, Talgarth, Hay on Wye, Brecon and Builth Wells.

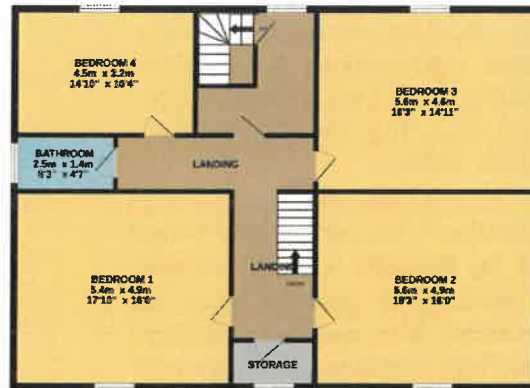
Outdoor Recreation – this part of Mid-Wales is well known for beautiful scenery, wildlife and outdoor recreational pursuits, such as fishing on the rivers Wye and Usk, walking, horse riding and bird watching. There are golf courses at Builth Wells and Brecon.

Indoor Activities – Local towns have Leisure Centres, Swimming Pools and Theatres, with the nearest cinemas at Hay on Wye, Brecon and Builth Wells.

Major Local Events – Hay-on-Wye Book Festival (May), Royal Welsh Show at Builth Wells (July), Brecon Jazz Festival (August).

FLOORPLAN

1ST FLOOR
123.5 sq.m. (1330 sq.ft.) approx.



GROUND FLOOR
121.7 sq.m. (1310 sq.ft.) approx.

