



Halls¹⁸⁴⁵

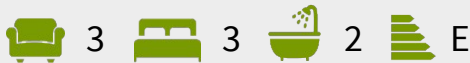
TRENEWYDD FELINDRE

| KNIGHTON | POWYS | LD7 1YR



A beautifully situated smallholding with just over 5 acres of pasture and woodland in a picturesque part of the Mid Wales countryside. With great potential for improvement and requiring significant refurbishment, it comprises a detached house with 3/4 bedrooms, kitchen/dining room, pantry, utility, living room, study, WC and bathroom. Outside are pleasant garden areas and adjoining land.

Offers in the region of £365,000



- Smallholding with around 5 acres of pastureland & woodland
- Detached 3/4 bedroom farmhouse
- Requiring significant refurbishment
- Fantastic country setting
- Large kitchen/diner with utility & pantry
- Single garage gardens and parking

DIRECTIONS

What3Words - ///singers.respected.married

From Knighton proceed west on the B4355 towards Newtown. Continue through the village of Felindre and take the first turn left. Proceed on this lane for about 2 miles, passing Lower House Holt on the right and the farm on your left and continue a short distance and the property will be on your left.

SITUATION

The property is located in an unspoilt setting on the Welsh Marches with landscapes of natural charm and beauty. The small village of Felindre is about 2 miles distant and Beguildy is around 4 miles away. The larger market towns of Newtown (13 miles) and Knighton (12 miles) provide a wider range of service and amenities and access to the national rail network.



DESCRIPTION

Trenwydd is a beautifully situated smallholding which extends to just over 5 acres of pasture and woodland, set in a glorious location on the Welsh Marches.

Whilst requiring significant refurbishment, the detached farmhouse provides 3/4 bedrooms with the option of extending into the loft area subject to any necessary consent.. There is a large farmhouse kitchen/diner with a Rayburn range together with a well-proportioned living room with oil fired stove and study/optional bedroom. Off the kitchen is a walk-in pantry and utility with a ground floor cloak/WC and a first-floor bathroom.

Outside is an integral single garage together with a large parking area and small storage building. Lawns and terraces surround the house and overlook the land which is bisected by a stream with a barn which needs rebuilding. There is an enclosed area including part of the stream which was used to keep chickens and ducks, including two sheds to house them. There is a bridge over the stream in this area.

ACCOMMODATION

Approached off the miner council road by a tarmac drive and parking area, the house has the following accommodation:

FRONT PORCH

With glazed door and sides into:

LIVING ROOM

23'3" x 11'2" (7.09m x 3.40m)

With an Efel oil fired stove, fitted carpet, radiator and door to:

STUDY/BEDROOM 4

10'9" x 7'11" (3.28m x 2.41m)

With fitted carpet, radiator and window to porch.

KITCHEN/DINER

19'1" x 13'7" (5.82m x 4.14m)

With a range of base and wall cupboards, built-in oven and hob, oil Rayburn range, vinyl floor and doors to:

PANTRY

10'7" x 6'5" (3.23m x 1.96m)

With fitted shelving and vinyl floor.

REAR HALL

10'7" x 5'11" (3.23m x 1.80m)

With double-glazed door to the rear, Belfast sink and

SEPARATE WC



UTILITY

8'7" x 7'5" (2.62m x 2.26m)
Housing the oil-fired central heating boiler. Vinyl floor and space for appliances.

The staircase rises to the First-Floor Landing with access to the

LOFT SPACE

25'4" x 10'10" (7.72m x 3.30m)
Which might be used to extend the first-floor accommodation subject to suitable plans and any necessary consents.

BEDROOM ONE

12'0" x 11'10" (3.66m x 3.61m)
With double-glazed window to rear with views over the fields. Fitted carpet and radiator.

BEDROOM TWO

13'0" x 7'10" (3.96m x 2.39m)
With double-glazed window to the front with country views. Fitted carpet and radiator.

BEDROOM THREE

10'10" x 8'6" (3.30m x 2.59m)
With double-glazed window to the front with country views. Fitted carpet and radiator.

BATHROOM

7'6" x 6'9" (2.29m x 2.06m)
With a corner shower cubicle, panelled bath, wash basin, WC and fitted carpet.

OUTSIDE

To the front is a good sized parking area and an Integral Garage (17'11" x 9'2") with up and over doors. Surrounding the house are gardens laid to grass with shrubs and flower beds, log store, oil tank and paved patio, ideal for alfresco dining and looking up to the adjoining fields.

LAND

Lying mainly to the south of the farmhouse is the land which extends to just over 5 acres of permanent pasture and woodland which includes an enclosed orchard with a variety over 100 young fruit trees and 4 walnut trees. The fields are bisected by a small stream which feeds the River Teme. The land slopes up from the house, within a ring fence with a small range of traditional buildings (Approx. 62' x 17') and which are in need of urgent repair and lie adjacent to the lane..

GENERAL REMARKS



PLANNING NOTE

Following a recent planning application, approved on 6th August 2026, there is no longer any requirement for occupiers to have any agricultural connection.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains electricity is connected. Private water and drainage. Oil central heating and double-glazing. We are informed that the private water supply located on neighbouring land is unreliable. Interested parties are therefore advised that a new borehole supply will need to be installed at the purchasers' cost.

NOTE: None of the services or installations have been tested by the Agents.

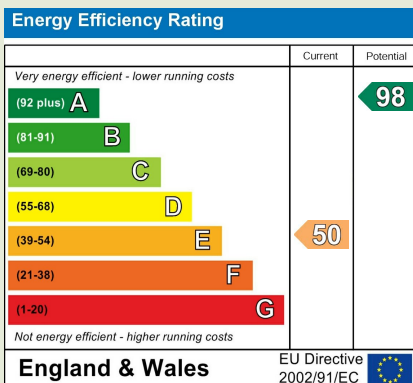
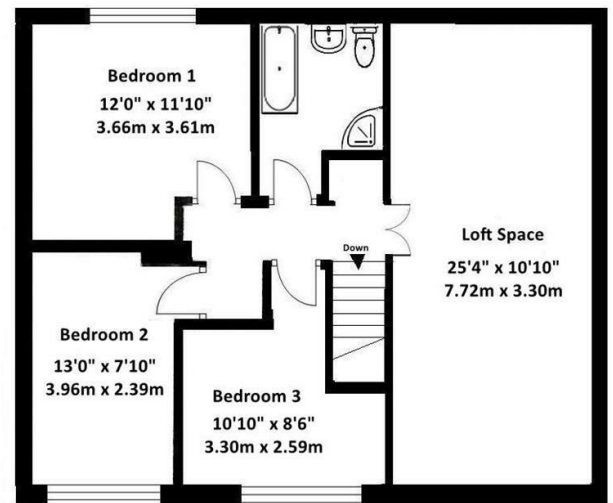
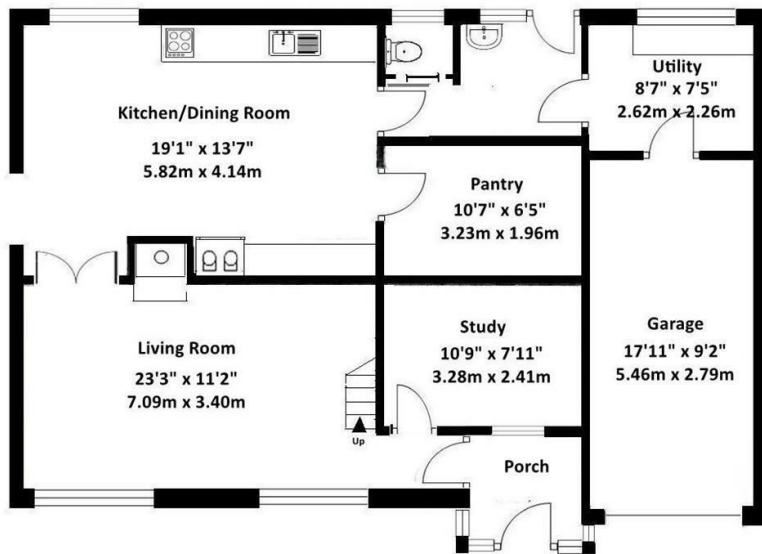
COUNCIL TAX

The property is in Council Tax band 'E' on the Powys Council Register.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA.

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft
(Including Garage/Loft Space)



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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