A Grade II Listed stone 2-bed Longhouse with lots of character features and adjoining former Cowhouse, set in around 1½ acres of partially wooded grounds in a peaceful secluded location, bisected by a stream.

**COMPRISING:**
- An historic 17th Century, Grade II Listed, stone detached property that has been sympathetically restored and modernised over the past 25 years and it briefly provides: Entrance Hall, Freezer Room / Stores, Lounge (with inglenook fireplace), Kitchen / Diner, Landing, 2 Bedrooms and Bathroom with Economy 7 electric heating. In addition there is an adjoining Cowshed (currently used as Workshop and Stores) with hay loft over, gently undulating gardens, a Vegetable Garden, paddock, soft fruit, Aluminium Greenhouse, Polytunnel, Tree House, a wooded bank and small stream. Extending in total to around 1½ acres (to be verified).

**EPC:** Exempted Property

**PRICE:** £290,000

**VIEWING:** Strictly by appointment with the Sole Agents Morgan & Co. Tel: (01597) 825682

**DIRECTIONS:**
- From Llandrindod Wells proceed South on the A483 for 2 miles then turn left and follow signs for Hundred House. Go over the Common and when you reach the crossroads with the A481 turn left. Go through Hundred House and proceed for 1.8 miles, past the junction for Franksbridge, go around the corner, then turn right after 200 yards to the property.
- From Builth Wells - Cross River Wye and turn right at the roundabout (A483 towards Llandrindod Wells) and turn right after ½ mile for Hundred House (A481). Continue for 6.4 miles then turn right to the property. **Sale Board erected.**
- From Kington - Take A44 West towards Rhayader for 10 miles then turn left at the Forest Inn onto the A481 for Builth Wells. Proceed for 3½ miles, go around a right hand bend at the bottom a steep hill and the turning for Upper Llaneon is on the left. SITUATION

**Upper Llaneon**

Franksbridge, Llandrindod Wells, Powys LD1 SSA

- Upper Llaneon is set in a secluded country location, tucked away at the end of a short track, beside a small, wooded stream. The house has a Southerly aspect at the front and there is ample room at the rear for an extension, subject to obtaining Planning Consent. Upper Llaneon has good shelter and a pleasant outlook, although the neighbouring farmer has two little used farm buildings to the South, which have a separate access (see Flushing Page 3). There is a Primary School at Franksbridge (½-mile), a traditional Pub at Hundred House (2 miles) and a wider range of amenities at the market town of Builth Wells and County Town of Llandrindod Wells (7½ and 9½ miles), to include Tesco, Aldi and Co-op Supermarkets, secondary schools, Cottage Hospital and Railway Station (Shrewsbury to Swansea line). In the 2015 and 2017 Rightmove surveys LD1 (Llandrindod Wells postal area) was declared “the friendliest place to move to in the UK” and “Happiest Town in Wales”. Local leisure facilities include two Sports Centres, indoor and outdoor bowls (International quality), two 18-hole Golf Courses, U3A, Cinema, Theatre, Library, Game and Coarse fishing. The small historic town of New Radnor is 6 miles and the border towns of Kington, Knighton and Presteigne are within 14 miles. The larger towns of Leominster and Ludlow, and City of Hereford are all under an hours drive.
HISTORICAL REFERENCE  Houses & History in the March of Wales - Radnorshire 1400 - 1800 Published by Royal Commission on the Ancient and Historical Monuments of Wales. In Chapter 9: Peasant Hall-Houses and Stone Longhouses, Upper Llaneon (Glaeswrn) is described in detail together with a monochrome photograph and excellent line drawings, which show how it evolved over the 17th and 18th Centuries (pages 202, 203 and 205). This shows that it was probably a Cruck timber-frame house with later stone chimney and external walls built on the original footprint, with just a draw bar in the rear of the chimney separating the living accommodation from the Cowhouse.

THE RESIDENCE - A traditional Welsh Longhouse built from stone walls, under a slate roof. Upper Llaneon has been sympathetically restored over the past 25 years, some areas being stripped back and rebuilt and it retains many historic features. The house has Economy 7 electric heating, supplemented by an Inglebrook Fireplace and wood burning stove, and it provides the following accommodation:

GROUND FLOOR

ENTRANCE LOBBY - Having a flagstone floor, door to Lounge and opening to CROSS PASSAGE / FREEZER ROOM 18' 4" x 7' 0" (5.59 m x 2.14 m)

LOUNGE 17' 1" x 14' 5" (5.20 m x 4.39 m) Note: Ceiling height approximately 6’ 3” or 1.90 m to main beams

Having an inglenook fireplace with dog grate, canopy and bred oven, together with a flagstone floor, windows to front and rear (with seat), built-in cupboard, winding staircase to First Floor, part wood panelling, beamed ceiling, television point, under stairs cupboard and opening and one step up to

KITCHEN 16' 2" x 12' 7" (4.93 m x 3.83 m) Note: Ceiling height approximately 5’ 9” or 1.75 m to main beams

Having a beamed ceiling, flagstone floor, three windows to North, East and South, original built-in cupboard, storage heater, telephone point, deep glazed Belfast sink, plumbing for a washing machine, electric cooker point, small wood burning stove, one free standing base cupboard and two wall cupboards.

FIRST FLOOR

Note Sloping ceilings

LANDING - Having polished floor boards and substantial doors off.

BEDROOM 1 13' 3" x 9' 3" (4.04 m x 2.81 m)

Having exposed beams, window to south, storage heater and large alcove cupboard.

BATHROOM - Having a white toilet, pedestal wash basin and panelled bath with an electric shower and curtain over, together with tiled surrounds, electric wall heater and extractor fan.

BEDROOM 2 12' 8" x 12' 7" (3.87 m x 3.85 m)

Having a window to East, exposed beams and floor boards, storage heater and semi vaulted ceiling.

OUTSIDE

ADJOINING BARN 25' x 19' overall

Built from mainly stone walls with part brick and part timber framed walls with some weather boarded and corrugated iron cladding, under a corrugated iron roof. Originally used as a Cowhouse, but now used as a workshop and stores, with three doors to the South, electric lighting, outside Toilet and Hay Loft over.

GARDENS - Upper Llaneon is set in approximately 1½ acres of grounds, to include a small stream, beyond which there is a sloping wooded bank that provides excellent privacy from the A481 and has a fine Tree House and two foot bridges. The property is approached over a hardcored lane that runs to a parking and turning area, flanked by a lawned area, blackberry bushes and Aluminium Greenhouse (8' x 6'). On the South side there is a small formal garden with raised beds, and shrubs and on the Northern side there is a gently sloping grassed area with a Spring fed Well. To the West there is a large paddock with a vegetable garden and Polytunnel, surrounded by mature trees and hedges that provide excellent privacy.

SERVICES - Mains electricity and telephone are connected to the property. Private water supply and private drainage to a modern Septic Tank. (Note: The installations have not been tested by the Agents)

TENURE - The property is freehold with vacant possession on completion.

FIXTURES & FITTINGS - As described in this brochure are included in the sale price. Certain other items are available subject to negotiation.

LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, Powys LD1 5LG Tel: (01597) 826000

COUNCIL TAX - Band C ( £1,393.11 payable 2019 / 20 )

ENERGY PERFORMANCE CERTIFICATE - Historical Listed Properties are exempt.