



## Gogarth Hall, Llidiartywaun, Llanidloes, Powys, SY18 6JT

Substantial COUNTRY RESIDENCE and RESIDENTIAL SMALLHOLDING of great character and charm situated in a most picturesque location amidst the beautiful countryside of mid Wales. Formerly a hunting lodge, the property offers spacious accommodation with glorious gardens and grounds complemented by further woodland, amenity land and paddocks suitable for grazing; in all extending to approximately seven acres. The property also has garaging, barns and ample off road parking.

Entrance Hall \* Enclosed Verandah and Storage Room \* Huge Drawing/Sitting/Dining Room \* Kitchen/Breakfast Room \* Study \* Workshop \* Butler's Utility \* Rear Store / Boot Room \* Six Bedrooms \* Bathroom \* Additional WC \* Attic Room \* Coal House, Boiler Room and Further Outhouse \* EER 'G' (18) \*

**£375,000 Price**  
**Freehold**

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### The House

Gogarath Hall is a unique property of elegant proportions and suitable for a variety of uses. Rooms are of generous proportions in terms of both breadth and height and all walls and ceilings are clad in original antique pine, some of which are painted, as noted below.

Originally a hunting lodge, with later additions, the property is mainly of single storey construction and as such is very easily accessible. The house comprises two parts joined in the centre by an Entrance Hall, which also gives access to the wonderful enclosed Verandah which runs along one part of the property.

The one part houses the bedrooms and bathroom whilst the other provides the living accommodation. Being constructed in this way, the property offers flexible accommodation for a number of uses and further development is also possible (subject to gaining the necessary planning consents).

### ACCOMMODATION comprises

Solid wood entrance door with glazed side panels to

#### Entrance Hall

4.88m x 2.41m (16' x 7'11")

Painted walls; exposed ceiling timbers; original quarry tiled floor; radiator. Glazed doors to Drawing/Sitting/Dining Room and Inner Hallway, and glazed door and windows to:

#### Enclosed Verandah

7.49m x 1.42m (24'7 x 4'8")

An enclosed Verandah with polycarbonate roof extends along one part of the house and provides a wonderful seating and storage area and, with its usual

ambient temperature, is ideal for the propagation of plants as evidenced by a productive vine which grows well. Quarry tiled floor; wall lighting; windows to three elevations and glazed door provide access to the front garden.

#### Storage Room

14.30m x 1.42m (46'11 x 4'8")

At the far end of the Verandah to the side of the property is a room suitable for storing garden and other equipment and for drying laundry. Quarry tiled floor; wall lights; windows to side.

#### Drawing/Sitting/Dining Room

7.49m x 6.40m (24'7 x 21')

Charming room of superb proportions. Wonderful stone fireplace with ornate moulding housing an original cast iron fire grate in front of which is now fitted a multi-fuel cast iron wood burner. A secondary cast iron fireplace with Victorian tiled surround (not currently used) is located on another wall and has built-in cupboards either side. Fitted carpet; ceiling and wall lights; three radiators; access hatch to roof space. Triple aspect provided by windows to three elevations.

Half glazed door to:

#### Kitchen / Breakfast Room

4.83m x 4.32m (15'10 x 14'2")

Painted walls, ceiling and timbers. Inglenook with solid fuel Rayburn Royal providing domestic hot water. Range of base units with worktops and tiled splashbacks over and incorporating a one and a half bowl single drainer sink; space and plumbing for dishwasher; electric cooker point; large antique rosewood kitchen larder; quarry tiled floor. Windows to side and rear and two roof windows. Cupboard housing water tank and immersion heater. Telephone point.

#### Walk-in Pantry

Quarry tiled floor; shelving; light; window to rear.

#### Study

3.73m x 3.02m (12'3 x 9'11")

Fitted carpet; radiator, window to side.

#### Workshop

3.02m x 2.49m (9'11 x 8'2")

Radiator; window to side.

#### Butler's Utility

3.15m x 1.73m (10'4 x 5'8")

Brick floor; painted walls and ceiling; butler's sink; plumbing for washing machine and space for white goods; window to rear. Door to:

#### Rear Storage Room / Lobby / Boot Room

Cobbled tiled floor; roof window; stable door to rear.

#### Inner Hallway

8.36m x 1.42m (27'5 x 4'8")

Radiator; fitted carpet. Doors to:

#### Bedroom 1 (Master)

6.76m x 5.41m (22'2 x 17'9")

Large room of most elegant proportions with dual aspect provided by windows to the front and side. Fireplace (currently boarded over) with original mahogany overmantle, fitted mirror and shelf. Exposed ceiling timbers; two radiators; fitted carpet. Bay window recess; telephone point.

#### Bedroom 2

5.41m x 4.67m (17'9 x 15'4")

Wood mantelshelf (fireplace currently boarded over); built-in cupboard with shelving; fitted carpet; radiator. Windows to front and side elevations with lovely rural views. Bay window recess.





### Bedroom 3

5.41m x 3.63m (17'9" x 11'11")

Exposed ceiling timbers; original cast iron fireplace (non working) with grate and wood mantelshelf over; built-in wardrobe to side; radiator. Window to front with super rural views. Bay window recess. Currently used as a Study so extensive shelving.

### Bedroom 4

5.23m x 2.54m (17'2" x 8'4")

Exposed ceiling timbers; original cast iron fireplace with slate hearth; radiator; fitted carpet. Windows to side and rear.

### Bedroom 5

5.23m x 2.54m (17'2" x 8'4")

Fitted carpet; radiator. Window to rear. Door to understairs cupboard with shelving. Storage cupboard over door.

### Bathroom

3.00m x 2.54m (9'10" x 8'4")

Painted walls and ceiling; pine panelled bath with twin handgrips, hand shower attachment and glass panel. Low level WC suite; pedestal wash hand basin with wall light over; large towel heater; extractor fan; plumbing for bidet. Solid wood floor. Two windows to side.

### Separate WC

Low level WC suite; corner wash hand basin; extractor fan; fitted carpet.

Door to Staircase leading to

### Playroom / Bedroom 6

5.54m x 5.51m (18'2" x 18'1")

Painted walls and ceilings with exposed ceiling timbers. Excellent walk-in storage space. Fitted carpet. Fireplace (currently boarded off). Window to side and roof windows to front and back. Three steps and door to

### Attic Room

8.08m x 5.51m (26'6" x 18'1")

Boarded floor; light connected; roof window to rear. Excellent storage space.

### Outside

The property is approached from the Council maintained tarmacadam road along a single track private drive which leads to an extensive parking and turning area in front of the detached Triple Garage and Workshops.

There are two lawned terraces to the front of the property with fantastic views of the valley and hills beyond interspersed with flower beds, mature trees and flowering shrubs.

Surrounding the house and the more formal gardens is quite extensive amenity land comprising of wooded copses, enclosed grassy areas and even the footprint of a former tennis court. To the rear of the property is a useful Storage Room, also a Coal House / Wood Store which gives access to the Boiler Room. At the side of the property there is a separate bricked outhouse comprising an external WC and a Storage Room.

### The Land

The land currently comprises two enclosed fields which offer the scope for further sub division. The land is laid to permanent pasture and has some areas of plantation.

Further small paddocks could be created by enclosing some of the amenity land immediately surrounding the property.

### Outbuildings

The property has a Triple Garage (one with inspection pit), Workshops and Dutch Barn some of which would benefit from improvement, but which provide excellent storage space and could be used for animal housing.

### Local Area

This unique property is located in lovely rural surroundings some five miles from the popular tourist and market town of Llanidloes ([www.llanidloes.co.uk](http://www.llanidloes.co.uk)) which has a primary and secondary school, doctor's surgery, dispensing chemist, supermarket, two butchers, fish delicatessen and other local amenities and leisure facilities. More extensive shopping facilities are available in Newtown (16 miles). The nearest railway station is at Caersws (10.5 miles).

### Services

Mains electricity. Private water and drainage. Oil fired central heating.

### Please Note

We are advised that a public footpath traverses part of the property.

### Local Authority

Powys County Council, tel: 01597 826000  
[www.powys.gov.uk](http://www.powys.gov.uk)

### Council Tax

We are advised that the property is in Band 'F'.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457  
[sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the



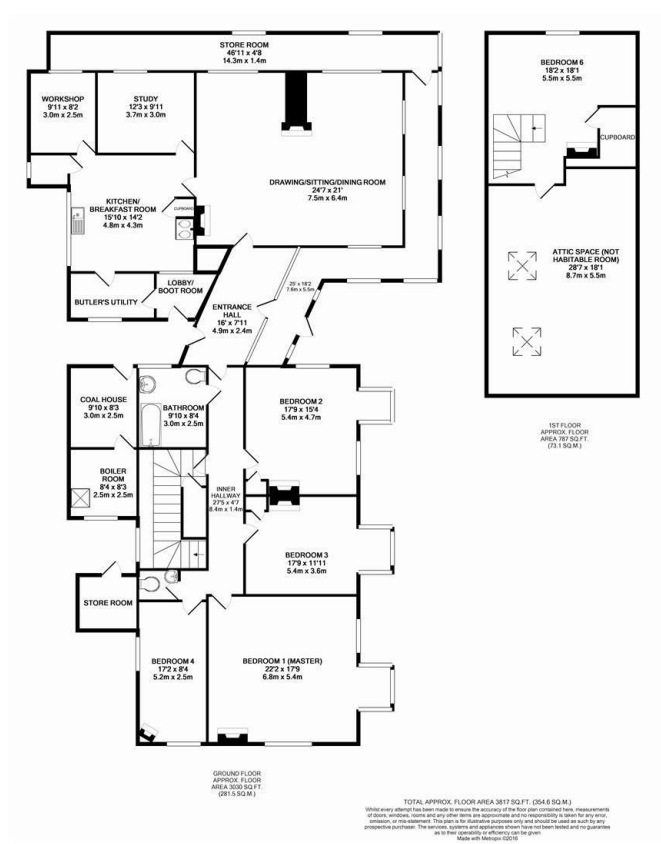


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(55-60) <b>C</b>		
(55-68) <b>D</b>			(49-54) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

**PMA Reference**  
1516925916



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