

Holters

Local Agent, National Exposure

**Bron Y Geifr Van, Llanidloes, SY18 6NQ**

**Offers in the region of £495,000**



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## Bron Y Geifr Van, Llanidloes, SY18 6NQ

Do you have grand designs on creating your dream country home? If so, this is a rare opportunity to bring that vision to life, with the perfect setting already in place and the potential waiting for the right buyer to make it happen.

### The Property

Bron Y Geifr is a traditional Welsh hill farm of genuine rarity, occupying an elevated position above the Clywedog Valley with far-reaching views across the rolling Montgomeryshire countryside towards the hills beyond. The outlook alone would be enough to set it apart, but it is the scale and quality of the opportunity here that makes this a truly exceptional offering.

At the heart of the holding sits a traditional farmhouse dating back approximately 200 years. While now requiring comprehensive renovation, it offers clear scope for restoration for those looking to revive a traditional Welsh rural home.

The current owners have already taken significant steps forward, securing full planning permission for an outstanding four-bedroom detached home positioned to make even greater use of the remarkable setting and views. The approved scheme proposes a substantial contemporary property with kitchen, dining room, living room, snug, playroom and office to the ground floor, together with a principal bedroom suite with dressing room, three further bedrooms and an additional en-suite to the first floor. The design incorporates natural slate, timber cladding and extensive glazing, creating a home that feels entirely in keeping with its surroundings while offering modern, light-filled living spaces.

This is far removed from the standard new-build opportunity. It is a rare chance to create a bespoke home in a position that will never fail to impress, the sort of property that, once completed, is seldom relinquished.

In addition, a further planning application has been

submitted, although not yet determined, for the conversion of the traditional stone barns into another substantial dwelling. The proposed scheme is an ambitious and highly attractive one, incorporating five bedrooms, generous reception spaces, oak framing, larch cladding, natural slate and aluminium glazing throughout. Prospective purchasers should note that this application remains pending at the time of listing.

Beyond the farmhouse and barns, the property includes a useful range of additional outbuildings suited to storage, livestock or smallholding use. The land, extending to approximately five acres in total, lends itself perfectly to those looking to keep animals, pursue a more self-sufficient lifestyle or simply enjoy the freedom and space that this kind of rural setting provides. A further fifteen acres is also available by separate negotiation for purchasers with broader ambitions.

Despite its peaceful and private setting, Bron Y Geifr is far from isolated. The market town of Llanidloes is within easy reach, with good road connections onwards to Newtown, Aberystwyth and the wider road network, offering a balance of genuine rural tranquillity and everyday accessibility.

Opportunities of this nature, combining an exceptional position, planning permission and such significant future potential, are exceptionally rare. Bron Y Geifr offers the chance to create something truly special in one of the finest rural settings Mid Wales has to offer.

### The Location

Y Fan is a small rural hamlet set in the hills above Llanidloes, surrounded by beautiful Mid Wales countryside with far-reaching views across the surrounding hills and open farmland. The area is steeped in history, particularly linked to the renowned Van lead mines which once made the area internationally significant during the nineteenth century, with remnants of this industrial heritage still visible throughout the surrounding landscape.

The beautiful Mid Wales town of Llanidloes lies within easy reach and is rich in history and has so much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

The town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llanidloes is 4 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales' largest sports and music festival.

### Agents Note

Planning has been granted for: Erection of a replacement dwelling, including change of use of agricultural land to form dwelling curtilage, access improvements and installation of a package treatment plant

Reference: 25/1119/FUL

Planning has been submitted for: Barn conversion including change of use of agricultural land to form dwelling curtilage, access improvements and installation of package treatment plant

Reference: 26/0423/FUL

Details available: <https://pa.powys.gov.uk/online-applications/?lang=EN>

### **Tenure**

We are informed the property is of freehold tenure.

### **Services**

We are informed the property is connected to mains water and has a private drainage system

### **Council Tax**

Powys County Council - Band F

### **Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

### **Nearest Towns/Cities**

Llanidloes - 2 miles

Trefeglwys - 2 miles

Caersws - 7 miles

Newtown - 13 miles

Aberystwyth - 31 miles

Shrewsbury - 45 miles

### **What3Words**

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### **Referral Fees**

Holders routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

### **Wayleaves, Easements and Rights of Way**

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

### **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

### **Consumer Protection**

Consumer protection from unfair trading regulations 2008 - Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

### **Key Features**

- Outstanding Opportunity
- Small Holding with Approx 5 Acres
- Further Acreage Available
- Planning Granted for Stunning Four Bedroom Home
- Detached Period Farmhouse in Need of Renovation
- Traditional Mid Wales Barn
- Further Outbuildings
- Breathtaking Views
- Close to Llanidloes
- No Ongoing Chain





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North East Elevation  
1:100



Not to Scale. For Identification Purposes Only.

North West Elevation  
1:100



Not to Scale. For Identification Purposes Only.

South West Elevation  
1:100



Not to Scale. For Identification Purposes Only.

South East Elevation  
1:100



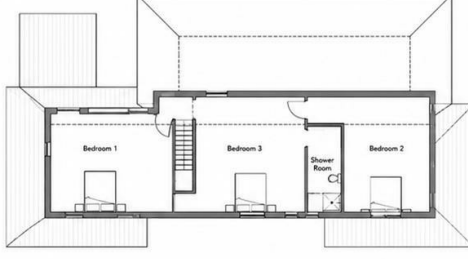
Not to Scale. For Identification Purposes Only.

Ground Floor Plan  
1:100



Not to Scale. For Identification Purposes Only.

First Floor Plan  
1:100



Not to Scale. For Identification Purposes Only.

North West Elevation  
1:100



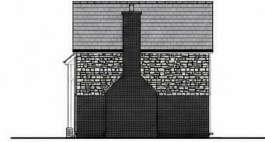
Not to Scale. For Identification Purposes Only.

South West Elevation  
1:100



Not to Scale. For Identification Purposes Only.

South East Elevation  
1:100



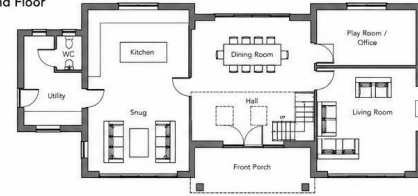
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North East Elevation  
1:100



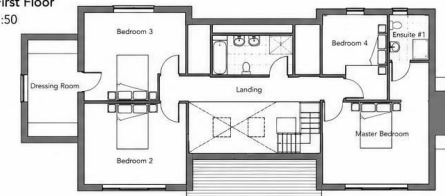
Not to Scale. For Identification Purposes Only.

Ground Floor  
1:50



Not to Scale. For Identification Purposes Only.

First Floor  
1:50



Not to Scale. For Identification Purposes Only.