



Llethrau Farm, Felindre, Knighton
Wales

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Llethrau Farm, Felindre, Knighton, Wales LD7 1YT

A nature retreat and lifestyle property in an incredible setting, with a 3 bedroom home, 2 cottages, shepherds huts, various outbuildings and about 23 acres of grounds.

Beguildy 4.8 miles, Newtown 11 miles (train to London Euston 3 hours 24 minutes), Clun 12 miles, Knighton 13 miles, Shrewsbury 39 miles, Birmingham International Airport 90 miles

Farmhouse | 2 Cottages | Function room with kitchen and 2 Shower rooms | 3 Shepherds' huts | 2 Yurts | Outbuilding with shop and laundry | Outbuilding with workshop, store and wood store | Open barn | 23 acres | EPC ratings TBC

Location

Located in the glorious Welsh Marches on the border of Powys and Shropshire, the small rural villages of Felindre and Beguildy offer local shops and a pub. The market towns of Newtown and Knighton both offer a wide range of amenities including churches, local shopping, restaurants, cafés and pubs, GP surgeries, hospitals, pharmacies, community centres and schooling, together with leisure facilities including golf courses, leisure centres and swimming pools. Regional centres in both England and Wales, such as Welshpool, Builth Wells and Shrewsbury also offer extensive shopping, service and leisure amenities. Newtown station provides services to major centres such as central London and Birmingham International Airport. Aberystwyth on the Welsh coast is about an hour and half by car. The area offers a good selection of independent schools including OneSchool Global Newtown, Bedstone College, Lucton, Moor Park, Concord College and Shrewsbury. The surrounding area is renowned for its stunning countryside with numerous walks, such as Offa's Dyke, Glyndwr Way and the myriad of footpaths.

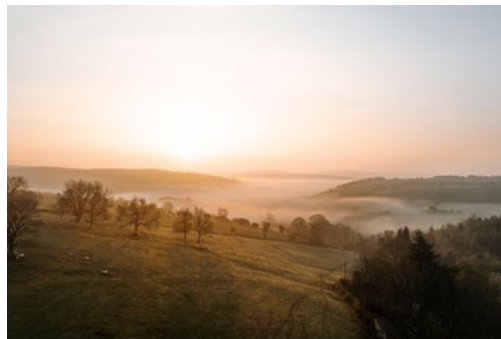
Llethrau Farm

Set in about 23 acres, this sustainable nature retreat is something really quite special. With a heritage dating back to 1706, Llethrau Farm celebrates the surrounding natural environment with taste, respect and beauty.

Originally an historic smallholding, the property now includes a two bedroom farmhouse, a one bedroom barn, a one bedroom long barn, three shepherd's huts, two yurts and several useful outbuildings and workshops.

The current owners have carried out extensive renovations to the entire plot, and particularly to the grounds, which are a delight.

The retreat lends itself to team building days, weekend or week-long retreats, workshops and/or large family gatherings. However, Llethrau Farm could equally be a home with earning potential (subject to any necessary permissions) and/or multigenerational living. The peace and quiet, and breathtaking views leave one feeling completely relaxed and recharged. There is the potential for a complete lifestyle change here, with many options available to the right person.



The Land

Llethrau Farm occupies about 23 acres of a largely wooded valley, with the accommodation and buildings spread through the site in elevated positions.

Mixed broadleaf woodland runs to about 18 acres and is split by a pretty stream, over which is a charming bridge. There are a number of paths and walks extending throughout the grounds. It is also home to a large chicken run and a great source of sustainable wood for the log burners.

Once open to the public and extending to about 4 acres, the gardens are a true delight offering a diverse range of specimen trees, floral and herbaceous beds. Grass walkways meander through these well maintained yet natural gardens and around every corner there is something to draw the eye. There are many ancient native trees in the garden and woodland including ash, alder, oak, horse chestnut, poplar and cedar. There is also a lime tree and an ornamental handkerchief tree. There is a well-stocked kitchen garden and an orchard of about 1 acre.

Along with a generous open carport, there is an excellent workshop and store adjacent to The Farmhouse.

There are two paddocks which extend to about 3 acres with a yard and livestock shelter, which could easily be converted to stabling.





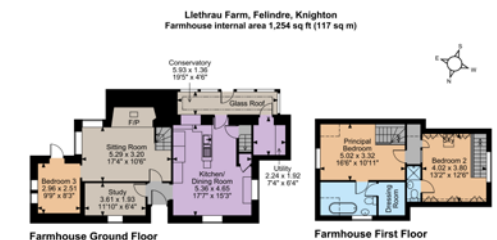
The Farmhouse

Mentioned in 'Houses of the Welsh Marches' and once part of a much larger estate, dating back to 1706.

This 'Hall House' is an exceptional home of great charm and is renovated to an exacting standard, marrying old world charm with modern amenity.

Lethrau Farmhouse extends to almost 1,300 sq. ft. of flexible accommodation arranged over two floors. It comprises an entrance hall, sitting room with feature inglenook fireplace, study, bedroom with garden access, and a spacious kitchen/dining room with a range of wall and base units and modern integrated appliances. A neighbouring conservatory with a door onto a sun terrace which has a good degree of privacy from the cottages. There is a useful fitted utility room completing the ground floor facilities.

The property's two double bedrooms can be found on the first floor, one with en suite shower room and the principal with fitted dressing room and en suite bathroom with freestanding bath.



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Alpine Cottage

A two bedroom barn, with a vaulted sitting room, kitchen/breakfast room, conservatory and a family shower room.

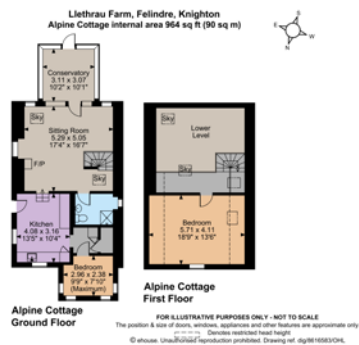
Described as an 'alpine chalet' this exceptional detached barn is built of stone and timber with an open-plan living area focussed round a wood burner. It is placed privately amongst the trees yet close enough to access the delights of the property and surrounding grounds.

The exposed stone-work along with the vaulted ceiling and stunning mezzanine master bedroom are features worthy of mentioning and add plenty of character to this cosy barn.

A pretty conservatory is set off the vaulted sitting room and adjacent to this is the breakfast/kitchen room with flagstone flooring, all set around the Aga.

Completing the ground floor are the second bedroom and family shower room.

Outside there is a private terrace with mature trees and shrubs, a greenhouse and a BBQ area.





Forest View Barn and Llethrau Village Hall

Forest View Barn is a beautifully converted cow shed built of stone and retains many of its original features; vaulted ceiling, stone flags and timbers. The abundance of glass/windows make the most of the stunning location and give plenty of opportunity for quiet birdwatching and generally relaxing in the peaceful surrounds.

Providing a more contemporary space, Forest View Barn has stone flags and timbers and flooded with natural light whilst at the same time being warm and cosy and heated by the two log burners.

There is a generous open plan living area offering plenty of space, including dining area, sitting area and kitchen; all connecting to the raised decking area outside. There is a double bedroom and shower room.

A pretty garden with a raised flagged terrace runs the length of the barn.

Llethrau Village Hall is a great space to entertain up to 30 people. Ideal for workshops, teambuilding days or large family gatherings. It has a modern kitchen and two shower rooms. Subject to necessary consents, it could be used for accommodation; either in its own right, or connected to adjoining Forest View Barn.



Llethrau Farm, Felindre, Knighton
 Forest View Barn internal area 655 sq ft (61 sq m)
 Llethrau Village Hall internal area 728 sq ft (68 sq m)



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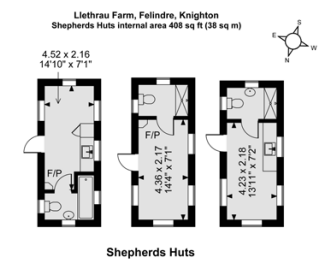


Shepherd Huts and Yurts

Nadine, Shanti and Cowboy are three delightful shepherds' huts. They each occupy their own wonderful, private position. Nadine flaunts French style decor, ideal for the romantic getaways. Shanti is infused with Indian flair and cries out for a weekend of yoga relaxation, whilst Cowboy is Western-themed with timber cladding and rustic decor.

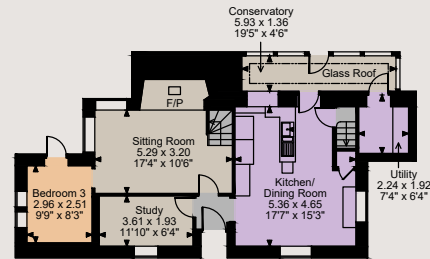
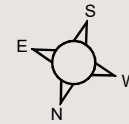
Tree House View is one of the yurts set in an elevated position amongst the trees to take in the views and really make you feel like you are getting away from it all. It is sensitively furnished with a king sized bed, log burner and elegant furnishings in the 14ft space. Outside there is a hammock and picnic bench.

Nomad Yurt is the smaller at 12 ft, yet still has plenty of space inside for a double bed and log burner. Outside it has a hammock, picnic bench and still only a short distance from the communal facilities.

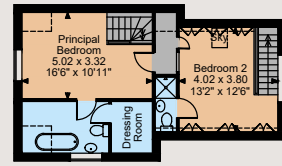


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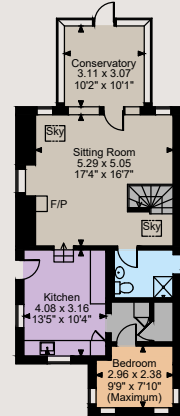
Llethrau Farm, Felindre, Knighton
 Farmhouse internal area 1,254 sq ft (117 sq m)
 Alpine Cottage internal area 964 sq ft (90 sq m)
 Forest View Barn internal area 655 sq ft (61 sq m)
 Village Hall internal area 728 sq ft (68 sq m)
 Shepherds huts internal area 408 sq ft (38 sq m)
 Outbuildings internal area 1,679 sq ft (156 sq m)
 Total internal areas 5,688 sq ft (530 sq m)



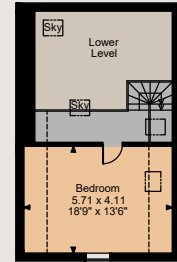
Farmhouse Ground Floor



Farmhouse First Floor

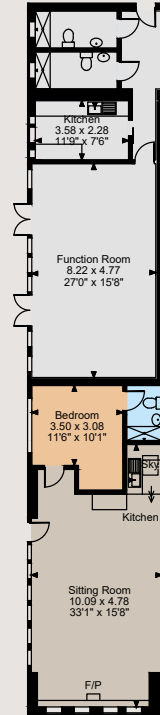


Alpine Cottage Ground Floor

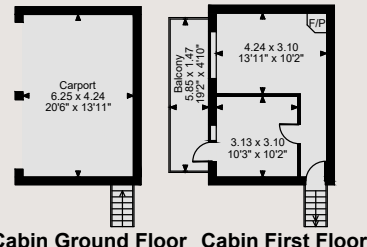


Alpine Cottage First Floor

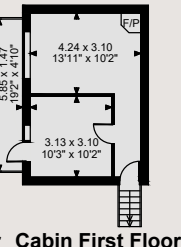
Llethrau Village Hall



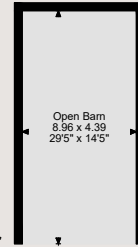
Forest View Barn



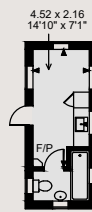
Cabin Ground Floor



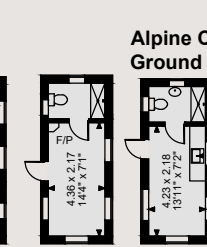
Cabin First Floor



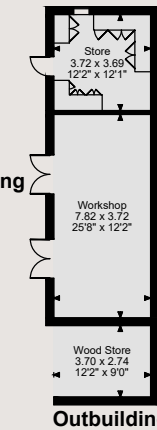
Outbuilding



Shepherds Huts



Outbuilding



Outbuilding

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Directions

From Knighton head north on the B4355 to Newtown and continue for several miles, passing through Beguildy and Felindre. After Felindre, continue for about 0.5 miles, take the second right down a hill. Follow this lane for about 1.8 miles, before turning left between some farm buildings, just past a farmhouse on your right hand side. Follow this lane for about 0.3 mile and bear right, sign posted The Llethrau. Continue along, over the ford and the gate to the property is directly in front of you.

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General

Local Authority: Powys County Council
Services: Mains electricity and private water, oil fired central heating and private drainage (this may not comply with current regulations). There are photovoltaic panels.

Council Tax: Band G
Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.

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

Agents note: There is footpath through part of the land
Tenure: Freehold

Guide Price: £1,250,000

Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

01584 873711

ludlow@struttandparker.com
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