

# Goblaen House

Rhosgoch, Powys







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Goblaen House  
Rhosgoch  
Builth Wells  
Powys  
LD2 3JT





# Goblaen House, Rhosgoch, Builth Wells Powys, LD2 3JT

*Hay-on-Wye 6.5 miles, Brecon 21 miles, Hereford 25 miles, Abergavenny 31 miles*

*A three-bed farmhouse with characterful accommodation*

*Set in approximately 42 acre with beautiful views*

*A farm with excellent equestrian facilities with stables and a manège*

*Two-bed holiday let*

*Common grazing rights*





## INTRODUCTION & SITUATION

Goblaen House is a delightful rural property found just outside the village of Rhosgoch and sitting in approximately 42 acres. The property offers superb equestrian facilities including 18 stables, tackrooms and a manège and well managed turnout. A private track on the property gives direct access to the common offering fantastic opportunities for off-road outriding.

The farm is situated in a beautiful and tranquil part of rural Radnorshire yet conveniently located close to the market towns of Hay-on-Wye and Builth Wells. There is also a popular holiday let providing a useful income and offering potential to extend subject to the necessary planning consents.





## LOCATION

Rhosgoch is a popular village surrounded by stunning rural scenery. The village is found just a few miles from Hay-on-Wye, a renowned Wye Valley market town with an extensive range of services and facilities. The nearby towns of Brecon, Builth Wells and Kington also offer excellent facilities and services with the nearest primary school being found in the village of Clyro.





## ACCOMMODATION

The property is entered through the front door into an open hallway where there is a shower room with W.C and shower cubicle on the right-hand side and a utility room with a range of fitted units, a sink and windows to the rear and side to the left.

Steps from the hallway lead up into the open plan kitchen/living room with vaulted ceiling and glazed doors and windows with views over the countryside. In the living area there is a wood burning stove and the kitchen offers a range of fitted wall and base units with a central island, a ceramic sink and an electric range cooker.

From the central hallway, a door leads into the sitting room with a large fireplace, Clearview wood burning stove and two windows. A further door give access to the dining room which features the original front door, exposed beams a wood-burning stove and a door to the music room with a window to the side, exposed beams and a door connecting back into the hallway.

A staircase in the hallway leads to the first-floor landing giving access to all three bedrooms and a family bathroom with the main bedroom being of an excellent proportion.

The family bathroom features a panel bath, wash-hand basin and W.C.

Overall, this property is presented in good order and offers a wealth of character features.









## THE HOLIDAY LET

A staircase from the ground floor leads to the living accommodation on the first-floor where there are two double bedrooms, both of which have ensuite facilities (one with a shower and one with a bath) and a light and airy open plan kitchen/living area. The kitchen area is equipped with wall and base units, an electric oven and hob and a sink. The living area has a vaulted ceiling, exposed beams, space for a dining table and chairs and a wood-burning stove. A set of floor to ceiling windows with a door give access to the balcony taking in the stunning views over the surrounding countryside.





## OUTSIDE

The property is approached via a lane into a tarmacadam yard with ample parking and turning area. To the front of the house there is a pleasant garden with floral borders and shrubs.

Surrounding the stable block there is ample hard-standing for trailers and vehicles and a manège of approximately 60m x 20m with a sand and plastic surface and wooden fencing.

Overall, the property is set in approximately 42 acres (including the buildings and house) providing ample turn out areas, separated into several enclosures all with ample water supplies and well fenced. It is noted that there are two footpaths crossing the land.





## OUTBUILDINGS

There is an extensive range of outbuildings including:

**Traditional Barn** (6.53m x 12.14m) with an upper level (6.14m x 3.44m) plus a loft and studio over.

**Workshop** (6.37m x 5.49m) of brick and timber construction with a part-concrete and stone floor, power and lighting.

**Dutch Barn** (19.5m x 6m) open sided and of steel construction and part-profiled walls and roof.

**Upper Stable Barn** (32m x 10.6m) of portal steel

construction with concrete floor and part concrete walls with seven loose boxes (3.69m x 4.40m) of concrete construction, a tack room and toilet (4.4m x 3.2m) power, lighting and automatic feeding and water.

**Lower Stable Barn** (13m x 12.2m) with six loose boxes of timber construction. Each stable is approximately 4.35m x 4.21m.

**Lower Barn** This is a further section beyond the stables (14.3m x 12.2m) currently used for machinery and storage of straw and hay.

**Garden Store** (14.3m x 12.2m)

**Timber Block Of Three Stables** (12.7m x 3.6m)

Each stable is approximately 3.47m x 4.10m.

**Block Of Two Stables** to the front of the house (5.30m x 4.03m and 6.29m x 4.05m)

**Feed Room** (4.09m x 5.92m)

**Tack Room Adjacent To The House** (3.10m x 2.24m) with power and lighting

**Open-Sided Field Barn** (12.59m x 7.97m) adjacent to this barn there is a vegetable garden with a polytunnel and a timber fuel store.





## SERVICES

We are advised that the property is connected to mains electric, mains water and private drainage with oil-fired central heating. Please note the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

House - Powys County Council Tax Band "F"  
Holiday Let – Powys County Council Tax Band "C"

## COMMON GRAZING RIGHTS

The property has the benefit of common grazing rights. Further details are available from the Agent.

## MONEY LAUNDERING

As a result of anti-money laundering legislation all persons offering for the property should include a copy of the following documentation:

1. Photo ID for example Passport or Driving Licence.
2. Residential ID for example current Utility Bill.

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## BASIC FARM PAYMENT ENTITLEMENTS

The property is registered for the Basic Payment scheme however no entitlements (or any future equivalent) are included in the sale. The vendors

reserve the right to make the claim for the 2025 period.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## BOUNDARIES ROADS AND FENCES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## MISREPRESENTATIONS ACT

(a) The property is sold with all faults and defects (if any), whether in good condition or otherwise and neither the Vendors nor Sunderlands 1862 LLP, the Agents for the Vendors, shall be in any way responsible for such faults and defects, or for any statements contained in the particulars of the property prepared by the said Agents.

(b) The purchaser shall be deemed to acknowledge that he has not entered into a contract in reliance on any of the said statements that he has satisfied himself, as to the contents of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendors or the said Agents in relation to, or in connection with the property.

(c) Any error, omission or misstatement in any of the said statements shall not entitle the purchaser to rescind or to be discharged from this contract, nor give either party any cause for action.

(d) All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. (The normal enquiry is carried out by the purchaser's Solicitors and the type of inspection undertaken by a purchaser's surveyor have not been carried out by the selling agents for the purchase or preparation of these particulars). Interested perspective purchasers are recommended to obtain an independent survey report on this property.

## INCONSISTENCY

In the event that there is any variance between these particulars and the contract of sale, then the latter shall apply.

## IMPORTANT NOTICE

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or a representation of facts. These particulars are produced in good faith and are inevitably subjective and do not form part of any contract. No persons in the employment of Sunderlands 1862 LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

HEAD OFFICE: Offa House, St Peters Square, Hereford, Herefordshire, HR1 2PQ

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm. Sat 9.00am-12 noon.

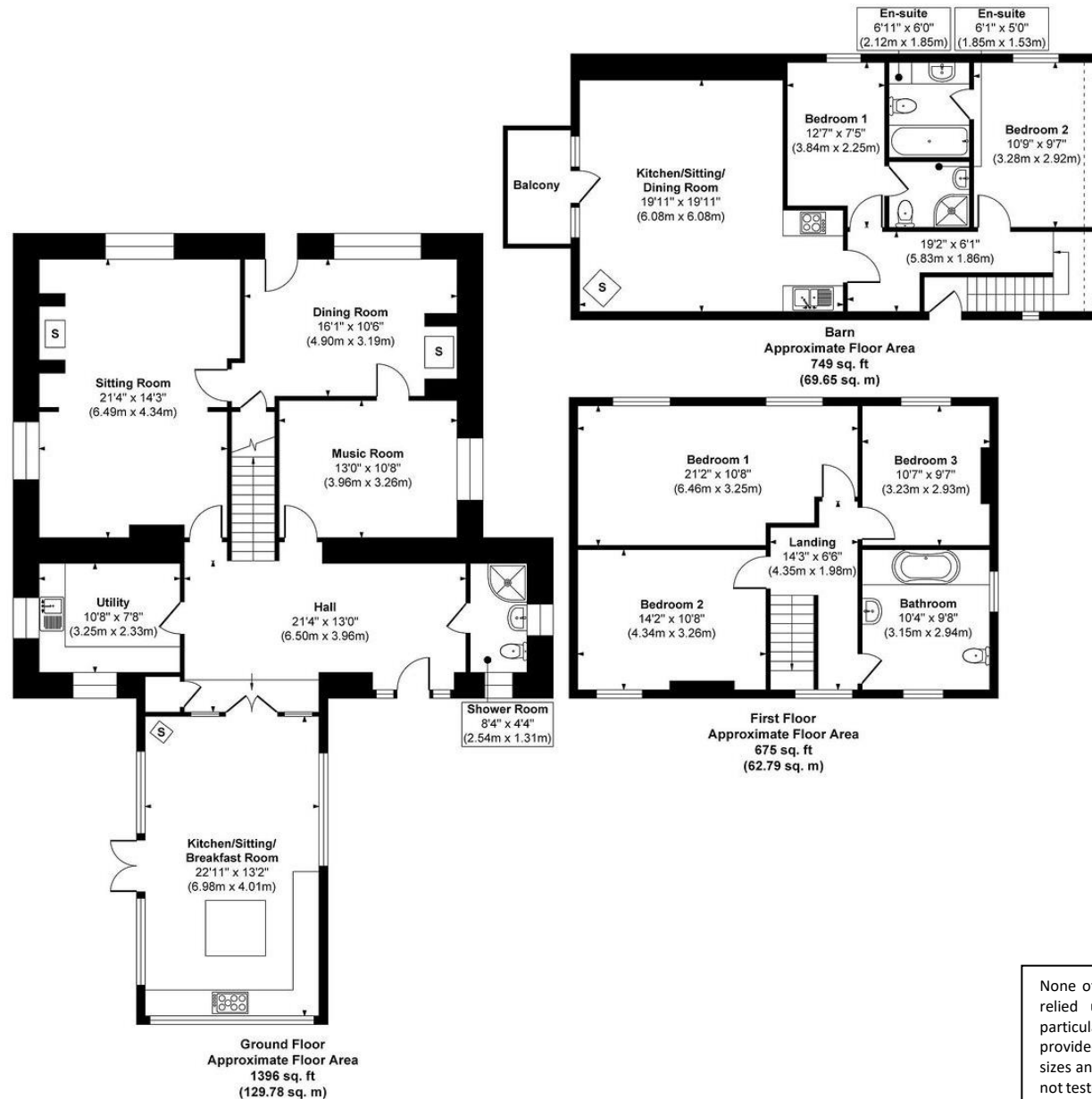
Out of hours contact:

Harry Aldrich-Blake 07717 410 757 or

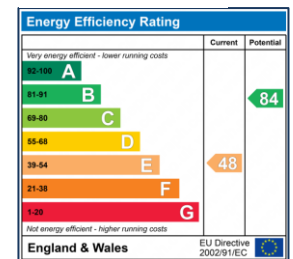
[harry@sunderlands.co.uk](mailto:harry@sunderlands.co.uk)



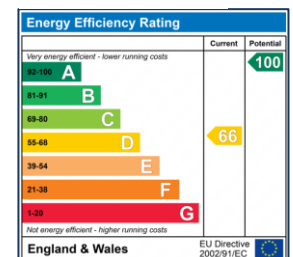
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## Main House



## Barn



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

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**Approx. Gross Internal Floor Area**  
Main House = 2071 sq. ft / 192.57 sq. m  
Barn = 749 sq. ft / 69.65 sq. m  
FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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