

MORRIS MARSHALL POOLE

Gogarth

Llidiartywaun, Llanidloes, Powys, SY18 6JT

Guide Price: £549, 995

Gogarth comprises a former hunting lodge with 7.11 acres in a stunning Mid Wales setting which was formerly part of the historic Gogarth Estate and has been extended over the years. The property is in a secluded rural location with approximately 7.11 acres of gardens, paddocks and woodland. An impressive 6 Bedroom detached country residence offering extensive accommodation with character throughout. An ideal family home, lifestyle property, or smallholding are potential uses.

Situated close to a number of popular market towns, Llanidloes 4.5 miles, Rhayader 12 miles, Caersws with railway station 7 miles. Llanidloes has a range of local amenities including shops, cafes, primary and high schools and services, while Rhayader is well known as the gateway to the Elan Valley Reservoir dams. Other nearby attractions are Cambrian Mountains, Clywedog Reservoir, Hafren Forest and Glyndwrs Way National Trail.

The accommodation comprises:

Enclosed Veranda
Entrance Hall Rear door
Inner Hall
Front bedroom (1) with woodburning stove, panel wall and ceilings.
Bathroom with panel bath, pedestal washbasin, mixer shower tap, WC.
Front Bedroom (2) with woodburning stove.

Former Billiard Room/Front Bedroom (3) with bay window and high ceiling.
Bedroom (4) with panel walls and ceilings.
Gun Room/Bedroom (5)
Cloakroom with WC
Double Bedroom (6)
From the hall there is a staircase to **attic bedroom** leading to **attic store.**
Large Sitting Room with panel walls, woodburning stove.
Kitchen with free standing units that will be removed, quarry tiled floor, multi fuel Rayburn, pantry, Storeroom, Butler's pantry, maids room, plumbing for washing machine.
Study

- Impressive 6 Bedroom detached country residence
- Offering extensive accommodation with character throughout
- Former hunting lodge in a secluded rural location
- In stunning Mid Wales setting
- Approximately 7.11 acres of gardens, paddocks and woodland
- Formerly part of the historic Gogarth Estate and has been extended over the years
- Ideal family home, lifestyle property, or smallholding are potential uses.
- EPC - E (41) Exp 13.5.2036













OUTSIDE

The property stands in grounds of approximately 7.11 acres (2.87 hectares). Driveway that leads to the property. Pastureland to the side and rear. Garden surrounding the property and an area of woodland planted with specimen trees. There is a public footpath that goes through the property. Lower sloping area which used to be the old vegetable gardens, greenhouse, orchard and lime garden. Former tennis court area. Outside old WC/closet. Interesting plants and trees which have been planted in the past. Garage with slated roof, inspection pit, stable, wood store, Dutch barn.

SERVICES

Mains electricity, Private water from spring.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)

Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL

https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX Band 'F' (online enquiry).

TENURE Freehold. Land Registry Title Numbers: WA915496 & WA888553.
Original part of the property i.e. the original Lodge is of wooden construction. Row along the drive and through the land.

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS

From our office in Llanidloes proceed to the Old Market Hall and turn left for China Street, proceed along Smithfield street and taking the turn left up the Bryn Du Road, signposted Tywlch. After approximately ¾ mile on the top of the hill fork left for Llidiartywaun and continue on this road, on the right hand bend where the old school is take the next turning right and proceed along the track to the property taking the fork right signposted Gogarth.
What3words: hello.workers.subtitle

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Ref: 2026/S AHT 05/26















FLOORPLAN

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Approximate Area = 3164 sq ft / 293.9 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Outbuildings = 1315 sq ft / 122.2 sq m
(includes garage & excludes wood store)
Total = 4563 sq ft / 423.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Morris Marshall & Poole. REF: 1452603

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