

MORRIS MARSHALL POOLE

Glanbarred

Oakley Park, Llanidloes, SY18 6LP

Lot 1 Guide Price: £495,000 Lot 2 Guide Price: £20,000

Lot 1 - House with approximately 2.20 acres of gardens and pasture.
Lot 2 - A further detached parcel of approximately 2.16 acres

An exciting opportunity to acquire a versatile country smallholding, set amidst the rolling Mid Wales countryside in the picturesque Oakley Park valley, with approximately 4.36 acres in total, extensive outbuildings and flexible annexe accommodation.

This detached and extended country home offers an appealing combination of space, land and versatility, making it an excellent proposition for families, multi-generational living or purchasers seeking a change of lifestyle. The accommodation is particularly adaptable, with the main five-bedroom dwelling complemented by a self-contained one-bedroom annexe, while outside there is ample parking, a range of substantial workshops and garages, a static caravan and useful pasture land.

The house stands within approximately 2.20 acres of gardens and pasture, with a further detached parcel of approximately 2.16 acres, comprising two pasture enclosures and an interesting former quarry. Extending to approximately 4.36 acres overall, the holding offers plenty of scope for those with ponies, smallholding interests or simply a desire for more space and a rural way of life.
Whilst some modernisation and completion works are required, the property presents a rare opportunity to create an individual country home in an attractive valley setting yet remains conveniently positioned approximately 3 miles from the popular market town of Llanidloes with its range of everyday amenities including independent shops, cafés, primary and secondary schools and recreational facilities. The surrounding Mid Wales countryside offers numerous opportunities for walking, cycling, fishing and other outdoor pursuits. Popular attractions in the area include Clywedog Reservoir, renowned for sailing and fishing, together with Hafren Forest and its popular boardwalk to the source of the River Severn. The market town of Newtown is approximately 15 miles away, while the coastal university town of Aberystwyth is approximately 35 miles distant.

The accommodation comprises:

Ground Floor

Rear Entrance Porch Providing access into the main accommodation.
Kitchen fitted with a range of base and wall units with worktop surfaces over, stainless steel sink unit and tiled splashbacks. Built-in electric oven and hob with extractor hood over. Recess and plumbing for washing machine. Laminate flooring and glazed double doors opening onto the garden.
Sitting/Dining Room A comfortable principal reception room featuring a log burner set within an inglenook fireplace. Staircase leading to the first-floor accommodation and access through to the annexe.
Lounge with staircase to first floor, laminate flooring, windows to side and rear aspects.

First Floor

The first-floor accommodation is approached via two staircases from the sitting/dining room.
Bedroom (1) with laminate flooring.
Bedroom (2) with laminate flooring.
Bedroom (3) with Velux-style roof window.
Bathroom panelled bath with electric shower and screen over, wash basin and WC. Velux-style roof window & heated towel rail.
Second Landing approached via the second staircase from the sitting/dining room.
Bedroom (4) with built-in wardrobe and laminate flooring.
Bedroom (5) / Potential Bathroom a versatile room with plumbing already in place and hot water cylinder, providing potential for conversion to an additional bathroom, subject to any necessary consents.

Annexe

The annexe can be approached internally from the main dwelling and also benefits from its own external access, providing useful flexibility for multi-generational living or guest accommodation.
Living/Dining/Kitchen Open-plan accommodation with a range of fitted base and wall units and worktop surfaces over. Stainless steel sink, recess for cooking appliance and plumbing for washing machine. Laminate flooring and sliding patio doors opening onto the rear garden. The central heating boiler located within the annexe serves the whole property.
Shower Room with shower cubicle with electric shower, wash basin and WC.
Bedroom providing separate sleeping accommodation.

Additional Land – Lot 2

A separate parcel of land extends to approximately 2.16 acres (0.87 hectares) and is identified on the plan accompanying the particulars. The land comprises two sloping pasture enclosures, with an old disused quarry situated around the central boundary.
Together with the land surrounding the dwelling, the property extends to approximately 4.36 acres (1.76 hectares) in total, offering potential for those seeking a smallholding, equestrian or general lifestyle opportunity.





- A versatile country smallholding
- Set amidst the rolling Mid Wales countryside
- Main five bedroom dwelling with self-contained one bedroom annexe
- With approximately 4.36 acres in total
- Ample parking, range of substantial workshops & garages
- Some modernisation and completion works are required
- Ideal for those seeking a smallholding, equestrian or general lifestyle opportunity
- **Lot 1 - House with approximately 2.20 acres of gardens and pasture**
- **Lot 2 - A further detached parcel of approximately 2.16 acres**
- EPC - F (25) Exp 9.7.2036







OUTSIDE

The main dwelling stands within approximately 2.20 acres (0.89 hectares), comprising lawned garden areas together with pasture land. A surfaced driveway leads to a substantial hardcore parking and turning area providing space for several vehicles. There is a useful range of outbuildings comprising:
Workshop/Garage – approximately 6.60m x 5.70m of corrugated metal sheet construction with inspection pit, power and lighting.
Garage – approximately 6.50m x 3.20m of corrugated metal sheet construction with power and lighting.
Store Shed – approximately 4.82m x 2.32m
Tool Store and Garden Shed
A static caravan is also included and benefits from connected water and electricity. The caravan provides one double bedroom and two single bedrooms.

SERVICES

Mains electricity and water, private drainage. Oil fired central heating
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 'D' (online enquiry).

TENURE

Freehold. Land Registry Title Number: CYM820117. Lot 2 – Unregistered.
Access to the property is via a right of way.

VIEWING & NEGOTIATIONS

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

DIRECTIONS

From our Llanidloes office, proceed towards the Old Market Hall and turn right. Continue along Long Bridge Street and, at the roundabout, take the left-hand exit over Long Bridge.
Continue past the hospital and cemetery on the right-hand side before forking right. Follow this road for approximately 3 miles into Oakley Park, passing the former school and lodges on the left. Continue until reaching a post box on the left beside a grass triangle, with a road opposite. Turn left, as indicated by the blue rectangular sign, and proceed down the track. The property will be found on the right-hand side, identified by its nameplate.
The property can also be approached from the A489. On reaching the appropriate turning, proceed uphill for approximately one mile until reaching the post box and grass triangle, from where the directions above apply. **What3words: breath.blogs.luck**

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 09/26












ANNEXE


ANNEXE


ANNEXE

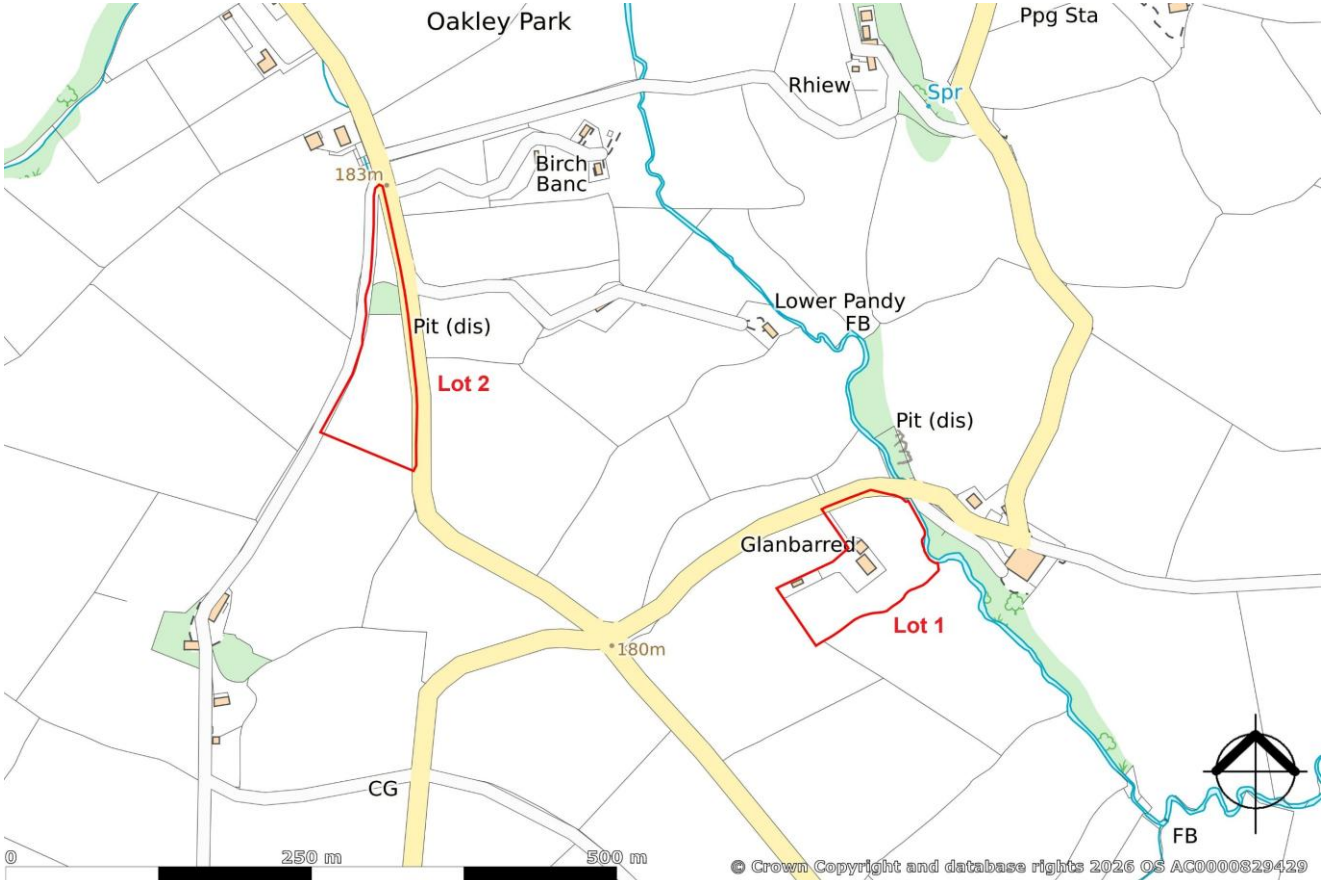

ANNEXE










Oakley Park
Ppg Sta
Rhiew
Spr
183m
Birch
Banc
Lower Pandy
FB
Pit (dis)
Lot 2
Pit (dis)
Glanbarred
Lot 1
180m
CG
FB
0
250 m
500 m
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FLOORPLAN

Glanbarred, Oakley Park, Llanidloes, SY18 6LP

Approximate Gross Internal Area
1959 sq ft - 182 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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