



Ty Coch & Land and Outbuildings at Pen Yr Eisteddfod,

Foel, Welshpool, Powys, SY21 0PB

FOR SALE BY PRIVATE TREATY

Lot 1- Ty Coch House & Land 23.54 Acres (9.525 Hectares) £520,000

Lot 2- Pen Yr Eisteddfod Land and Outbuildings 75.18 Acres (30.422 Hectares) £380,000

Asking Price for Whole: £900,000

Ty Coch Farmhouse sits in a generous sized plot and is a well-proportioned farmhouse which has good open views over the surrounding woodlands, pastureland and countryside with distant views of surrounding hills. It is in a very private position and sits in a good plot with parking, turning and storage building. The farmhouse was built in 1984 of brick-built cavity walls under tiled roof and has well-proportioned windows with front sunroom providing views to the surrounding area.

Ground Floor:

The property is accessed from a rear **Entrance Hallway** with tiled floor and stable door.

Utility Room with plumbing for washing machine and sink with views of the back garden.

WC with wash basin and radiator

Coat Storage

Kitchen with doors to the rear view, ample storage in oak fronted kitchen units with a small corner wall mounted unit, sink, tiled splashbacks, parquet flooring. A range master with electric and bottle gas, heating elements, and gas hob which is supplied with LBG.

Archway from the kitchen leads to a **Dining Area** with tiled floor and patio windows into sunroom with views to the surrounding countryside, doorway into the hallway.

Step down into **Sunroom** with UPVC windows and door, which incorporates the front entrance door.

Front **Main Entrance** door leads to hallway with pine built open staircase to first floor and door to kitchen.

From the entrance hallway, **Main Sitting Room** with stone feature wall, open fireplace with oil burner situated on the slate slab hearth, double radiator.

First Floor:

Central landing

Front Double Bedroom with built in storage, sliding doors and window to attractive countryside views

Large Front Double Bedroom with windows to front view

Rear Double Bedroom with built in storage, sliding doors and rear window to open countryside views

Well-proportioned **Rear Double Bedroom** with countryside view

Family bathroom with panel bath, WC, wash basin, electric powered triton shower with airing cupboard storage.





GARAGE

2 Bay Steel Portal frame building with concrete floor, steel sheeted roof and side sheets. Steel gates with timber over, currently used as a garage with mains electricity, being approximately 30ft x 20ft.

AGRICULTURAL BUILDINGS AT PEN YR EISTEDDFOD

A range of farm buildings centred around a traditional timber frame Scotch barn with side lean to containing general storage and cattle feed barriers, constructed of timber frame under steel sheeted roof and walls.

Adjacent further lean to of timber frame and steel sheeted roof and walls containing sheep handling areas and general storage.

Further sleeper framed, small former cattle house, around 15ft x 30ft, under steel sheeted roof and walls.

Timber frame lambing building of 4 bays, approximately 50ft x 50ft, constructed of timber pole under steel sheeted roof with sheep housing and central feed passage.

Lean to of 4 bay timber frame, general purpose sheep housing under steel sheeted roof approximately 60ft x 20ft.

Number of concreted areas and manure storage areas with mains electricity connected.

TY COCH LAND

There is a very attractive area of flat permanent pastureland adjacent the River Banwy. This is very productive flat pastureland with a variety of alternative uses, including provision of land for recreation and holiday purposes subject to necessary consents. The land is mainly conveniently located close to the farmstead and is set to permanent pasture. The land is intensively grazed and managed by topping and is a commercial unit for the keeping of livestock.

PEN YR EISTEDDFOD LAND

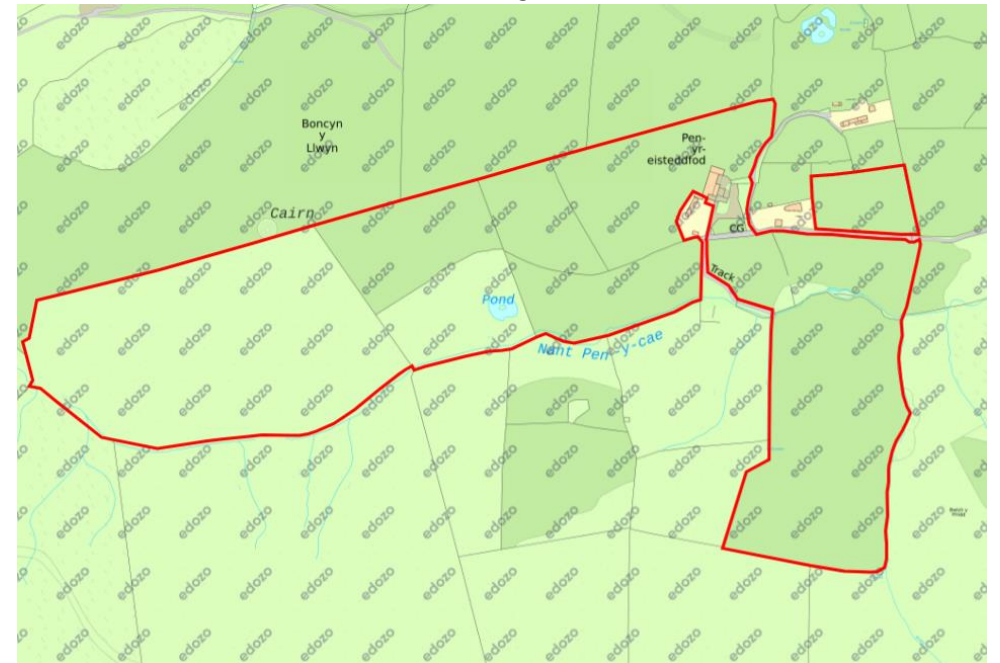
This is a larger block of permanent pastureland located a short distance above Ty Coch and extending to 75.18 acres. The land is used for the grazing of livestock and is a variety of higher, flatter land with some environmentally interesting pastureland towards the west and a sloping area of land, which crosses Nant Pen Y Cae to access land to the south. There's also good access to the range of buildings which are located approximately midway between the areas of land.





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RIGHTS OF WAY, WAYLEAVES & EASEMENTS The property is sold subject to and with the benefit of any existing rights of way, drainage, water and other rights, easements and way leaves whether by written agreement or otherwise.

MINES AND MINERALS RIGHTS We understand that the mines and mineral rights are in hand.

SPORTING RIGHTS We understand the sporting rights are in hand.

BOUNDARIES Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents shall be responsible for defining the boundaries or ownership thereof.

SUSTAINABLE FARMING SCHEME / BASIC PAYMENT SCHEME The land is registered with Rural Payments Wales.

INVESTMENT POTENTIAL This is a valuable agricultural property which could be farmed, or else used as an investment vehicle for purchasers to create income whilst enjoying a lifestyle property with the associated agricultural and environmental incomes and benefits which attach to land ownership.

COUNCIL TAX Band E

EPC Rating 'F' (28)

TENURE Freehold with vacant possession on completion of the sale.

SERVICES We understand there is Mains Electricity, Mains Water, Septic Tank, Worcester oil fired boiler and Gas.

N.B. The services, appliances and flues have not been tested, and no warranties are provided with regard to their condition.

DIRECTIONS From Welshpool take the A458 west for 17 miles, immediately left after steel bridge and proceed down the road over the bridge and turn right after 0.1 miles on the no through road and Ty Coch is found on the left after 0.2 miles. Pen Yr Eisteddfod is located 0.6 miles further up the council road.

Ty Coch House & Land What3words: amazed.ironic.cleansed

Pen Yr Eisteddfod Land and Outbuildings What3words: appear.gambles.dent

VIEWING By prior arrangement with the sole selling agents, Morris Marshall & Poole, 28 Broad Street, Welshpool.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents

METHOD OF SALE The property is being offered for sale by Private Treaty.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26.06.2017) E.G: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

AGRICULTURAL MORTGAGE CORPORATION (AMC) Morris Marshall & Poole are AMC Agents throughout Mid Wales and the Shropshire Borders. AMC have lent to rural business since 1928 and can now offer loans on smallholdings which create an income to the owner be it letting of grazing or buildings or for a small agricultural or equestrian business. Their loans are competitive and un-callable and may offer tax advantages over a residential mortgage. AMC are also able to lend against the value of land and buildings. For a free initial discussion please contact any office.

FLOOD RISK (PER NRW)

Flooding from rivers and sea- High risk - risk greater than 3.3%

Flooding from surface water and small watercourses - High risk - risk greater than 3.3% chance each year. (Houses, buildings and majority of land have not been affected by flooding).

BT & BROADBAND CHECKER

<https://www.ofcom.org.uk/phonetelecoms-and-internet/advice-for-consumers/advice/Ofcom-checker>.

IMPORTANT NOTICE

These particulars are intended only as a guide and must not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. Measurements, areas and distances are approximate only. Plans are for identification purposes only and are not to scale

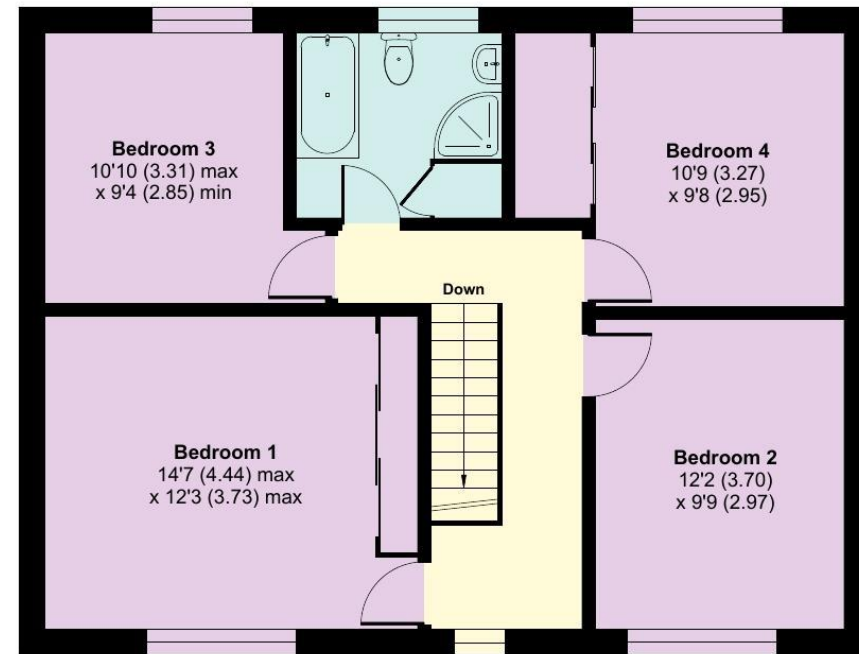
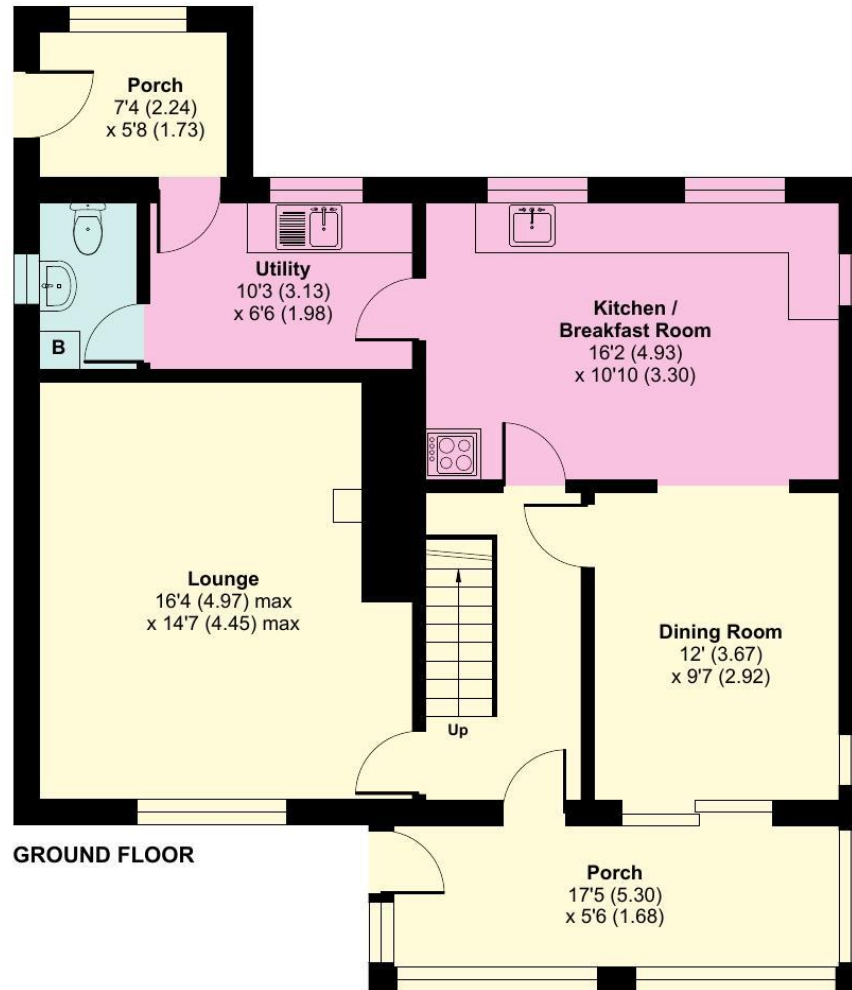


FLOORPLAN

Ty-Coch Foel, Welshpool, Powys, SY21 0PB

Approximate Area = 1621 sq ft / 150.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Morris Marshall & Poole. REF: 1529143