

# INIGO



## *Bwlch Coch*

LLANWRTHWL, WALES

£950,000 FREEHOLD

Set in the remote slopes of a Welsh hillside, this beautiful four-bedroom farmhouse has been renovated with great care and sensitivity, pairing its existing 19th-century foundations with elegant modern details. Stone-built and with a slate roof, the house spans over 4,200 sq ft across two storeys. Outside, the house sits in grounds of five acres, with landscaped beds and borders, wild meadowland, and a timber-framed cabin. Located near Carn Gafallt, in an area designated a Site of Special Scientific Interest and an RSPB reserve, there are also natural rainforests of ancient oaks nearby - a restorative and breathtaking natural landscape that connects present and past.

### *Setting the Scene*

Although Bwlch Coch, as it stands today, was largely built in the 17th century, parts of the building are thought to be around 700 years old. This includes oak panels in the living room, believed to have been reclaimed from a ship. Later period features include a 17th-century oak plank and muntin screen, and a wide inglenook fireplace.

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Carefully restored over the course of two decades, the house was stripped back to its original fabric. The current owner/s oversaw the development of the house, amplifying its atmosphere while creating broad surfaces to display art and photography. This is a home that celebrates authenticity while embracing comfortable modern living. The house was recently featured in House & Gardens.

### *The Grand Tour*

Bwlch Coch sits in an elevated position on the hilltop, its handsome stone facade peering out between age-old trees. Built with stone, the current owners used a grassy green hue (selected from a mid-century paint chart) on its window frames.



The house is steeped in the surrounding natural landscape. Access is via the front garden, passing a charmingly irregular wall en route to the main door - picked out in the same hue as the windows.

Entry is to a generous hallway, the central node of the building. Once a barn, the house has an elongated, rectangular footprint. On the right are the primary living spaces - first, a sublime living room centred around a large inglenook fireplace, complete with an open fire. White-painted stone walls are a gently undulating blank canvas, while slate flagstones pave underfoot. A remarkable plank and muntin screen remains in situ here.

Next door is the kitchen, a masterclass in a confident but comforting use of bold colour. The walls are doused in Annie Sloan's 'English Yellow', a sunshine shade that pairs beautifully with timber cabinets. There are oak countertops, a range-style oven, a deep butler's sink and two windows to the garden. Adjacent is a generous utility room with access to the outdoors.

The ground floor is bookended by a dining room beyond the kitchen - a delightful space for hosting seasonal feasts - and a study, on the left of the entrance hall. Designed to be versatile, this room has a wall of storage and a timber wall. Beneath a large picture window is a built-in seat - an ideal perch for watching wildlife come and go in the garden.

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Stairs from the hallway ascend to the west wing of the upper level, which is dedicated to the principal suite. The bedroom is a vast space, with two skylights, two windows, and an elegant timber-framed pitched roof that is at once embracing and volume-enhancing. A luxurious configuration, a WC adjoins, with a substantial bathroom beyond. A bathtub is placed centrally, opposite a window with far-reaching views, and there is a bank of storage on one side.

The remaining three bedrooms are in the south wing of the house; all are serene spaces with green views. The largest has a pristine en suite bathroom, while the remaining two rooms share a large shower room.

### *The Great Outdoors*

Immersive grounds of around five acres surround Bwlch Coch and are filled with trees, shrubs and flowers. The gardens were landscaped around the time that the house was renovated - as such, there is a strong symbiosis between the two, with the garden visible from each aspect of the interiors.

The land is divided between mature gardens, paddocks and meadows, a dew pond, and extensive rewilded woodland, largely replanted as part of a Welsh government scheme to reintroduce native trees. The process saw a total of 1,300 saplings professionally planted in the process.

Inspiration has been found far and wide. Mown paths in the meadow were inspired, in part, by Richard Long's installations at Houghton, while a studio shed was based on an Argentine design.

In addition to the studio, there is also a wood cabin adjacent to the house with a small deck.

### *Out and About*

Bwlch Coch rests atop Carngafallt, a RSPB reserve and designated Site of Special Scientific Interest (SSSI) in the lush rainforest region of Wales. An ancient oak woodland, its elevated position commands striking views over the rugged landscapes of the Elan Valley.



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The market town of Rhayader is a short 20-minute drive away and has a brilliant selection of restaurants and cafés. There is also a supermarket, chemist, butcher, grocer, deli, doctor's surgery and a leisure centre with squash courts, gym, swimming pool and jacuzzi. The Lost ARC is a creative hub with a beloved café and a busy programme of music gigs and community events. Other local favourites include Narrative Coffee, The Crown Inn and The Lamb and Flag.

Llandrindod Wells, a former spa town, is also nearby and the perfect destination for a weekend stroll, with several walks accessible from its centre. Llandrindod Wells Heritage Trail is a gentle path that facilitates exploration of the town's most significant architectural landmarks. Renowned for its art deco façade, the National Cycle Museum delves into the history of the bicycle from 1819 onward. In the town's centre, Rock Park is a Grade II-listed Victorian green space, home to an arboretum, peaceful river trails and a sculpture installation.

A half-hour drive away, Presteigne offers an additional selection of amenities, including an excellent fishmonger, greengrocer and butcher. Every Saturday, the local delicatessen sells freshly made artisan bread. There are also several pubs and bookshops, as well as a library, a leisure centre and a bank.

There is a selection of primary and secondary schools in Rhayader, Llandrindod Wells, Builth Wells and Llanidloes. The university town of Aberystwyth is 34 miles away.

The closest station is Llandrindod Wells, with services to Shrewsbury and Swansea. Connections to Euston are made possible with a change at Craven Arms or Crewe.

Council Tax Band: F

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.