

Farm with country villa from around 1925 offering 117 m² of living space plus a full basement. Heating is provided by wood-burning stove and electric radiators; previously there was also central heating with an oil/wood boiler (now out of use). Water from own well with new pipework, approved drainage from 2008. Several outbuildings totalling approx. 240 m², including workshop, garage and stable. The plot is 50,130 m² (5 ha) with grassy meadows, woodland and a private pond. Distance to the nearest lake with bathing area is approx. 5 km. Approx. 70 km from Helsingborg and 130 km from Malmö.

Video Tour: <https://youtu.be/Wdzltk5wAGk>

Price: SEK 1 500 000 (approx. EUR 138 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMLANTBRUK5M2T57230S45P8VC>

Högarydsvägen 54 near Hishult is a farm with a villa of approx. 117 m² living space + full basement of approx. 65 m². The house was built around 1925 with a timber frame and brick-clad exterior. There is a patio of approx. 25 m² at the rear with concrete paving, roughly half of which is covered. The house is currently used as a permanent home but requires extensive renovation both inside and out. The roof has concrete tiles, but several bargeboards and roof overhangs need replacing and it may be necessary to re-roof the entire house in the near future. Spare tiles are available for repairs. The windows are insulated, although two windows are misted and need replacing. The chimney has recently been renovated and approved by a chimney sweep. The electrical system is older with porcelain fuses, no RCD and several temporary solutions, so a full inspection, update or replacement is recommended. Heating is provided by an approved wood-burning stove (Handöl) in the living room, a wood-burning stove in the upstairs hall and a few direct-acting electric radiators. There is an older hydronic system with oil/wood boiler and accumulator tanks (1,000 litres), but it is not in operation. Consideration could be given to installing an air-to-water heat pump or a wood/pellet boiler to make use of the existing system. Water is taken from an own dug well with some new pipework, and the well has never run dry. Drainage is a three-chamber septic tank with infiltration from 2008 and a new drainage pump in 2025.

Entrance via the kitchen door with laminate flooring (wooden floor underneath), wooden panelled ceiling and stairs down to the basement. The kitchen is spacious with ample cupboards, an older electric cooker, extractor hood and dishwasher (old but working), plus a newer fridge/freezer. Small pantry and door to the rear terrace (one windowpane misted). Renovation work has begun with some wallpaper stripped, but the work has stopped. Smaller sitting room with wall-to-wall carpet and older plasterboard ceiling plus an efficient newer Handöl wood-burning stove with glass door (approved). Large double living room or perhaps living room and dining room with wooden floor and bay window overlooking the pond. Main entrance with stairs to the upper floor. Old bathroom with wet-room matting on floor and walls, shower, new WC (2025) and washbasin. The surfaces are worn and the wet-room matting has started to come away in the shower and should be replaced. Upstairs is a small landing and door to an unfinished attic room. Large hall with substantial built-in wardrobes and an approved Norrahammar wood-burning stove. Larger bedroom with double bed, wooden floor and timber cladding on the walls. Two smaller bedrooms with wooden floors and worn surfaces. The basement is reached via stairs from the kitchen entrance and has several storage rooms. Here there is a sauna (not fully finished), pantry with chest freezer (defective), boiler room (defective boiler) and workshop with electrical panel, a very old bathroom (not in use) with shower, old bathtub and a wood-burning stove (not approved). Laundry room with washing machine, water pump and pressure tank.

On the farm there are several outbuildings/barns. Barn of approx. 90 m² + attached carport with eternit roof. Here there is a stable with many different stalls, garage with spare tiles and the carport. Smaller barn of approx. 60 m² with eternit roof and poor cladding panels. Here there is a room with an old oil tank, a large workshop and garage with 3-phase power. Another barn of approx. 60 m² with

a large room with concrete floor suitable for e.g. a gym, hobby space or play area + attic room with an old table-tennis table. Smaller outbuilding with eternit roof of approx. 30 m² with space for firewood and storage.

The plot covers 50,130 m² (approx. 5 hectares or 10 acres) with grassy meadows, younger and mixed woodland and a private pond with a small island close to the house. The pond is partly overgrown but can be restored. The seller will clear the bushes and Japanese knotweed around the pond in spring. The farm is situated in a scenic and secluded location with approx. 100 m to the nearest neighbour, who is neither visible nor intrusive. A minor country road passes the farm but has very light traffic and is cleared of snow in winter. The plot offers plenty of space for basic livestock keeping, self-sufficiency gardening or similar. There is also scope for some small-game hunting. Ample firewood woodland on the plot, but no valuable timber of note. Approx. 2 km to Grötsjön and the same distance to the charming mill in Kornhult with good open sandwiches and homemade gelato in summer. Approx. 5 km to a properly laid-out bathing area at Store Sjö. Approx. 7 km to Hishult village with the nearest shops and the famous Hishult Art Gallery. Approx. 14 km to Knäred village and approx. 15 km to Markaryd. Approx. 25 km to Vallåsen ski slope and Bike Park and roughly the same distance to Kungsbygget Adventure Park. Approx. 70 km from Helsingborg and approx. 130 km from Malmö.

NOTE! The property is located in a sparsely populated rural area where an acquisition permit is required from the County Administrative Board of Halland County. The application fee of SEK 5,200 is payable by the buyer and is non-refundable in the event of refusal. Normal processing time is approx. 30 days, and the transaction is of course conditional upon the buyer obtaining the acquisition permit.