



BUCKLAND COTTAGE
BWLCH
BRECON
POWYS
LD3 7JJ

£395,000



JAMES·DEAN
THE ESTATE AGENTS

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- Very Attractive Victorian Cottage
- Tasteful Renovated & Finished
- Original Floors & Doors
- Spacious Accommodation
- Four Bedrooms & Two Bathrooms
- Wonderful Countryside Views
- Quiet & Semi Rural Location
- Woodland Garden & Plenty Of Parking
- Ideal Holiday Home

DESCRIPTION

A stunning Victorian cottage, finished to an excellent standard and enjoying a wonderful rural and quiet position with views to match.



LOCATION

The perfect retreat. On its own with views to the front and woodland at the rear, Buckland Cottage is formerly part of the Buckland Hall Estate and is in a secluded position, perfect for nature and wildlife enthusiasts.

Within the Brecon Beacons National Park, between Brecon and Crickhowell there are many walks to be enjoyed right on its front door.

The picturesque town of Crickhowell is eight miles away and nestles in the beautiful Usk Valley which is a very popular area. Crickhowells high street reflects the character and identity of the town having a thriving community spirit with many successful local business selling local produce and products.

The larger town of Brecon is of equal distance from the cottage and is a busy market town with a further range of shops and amenities. The closest village is Bwlch which has a village shop, hall and pub and is a quick two mile dash.

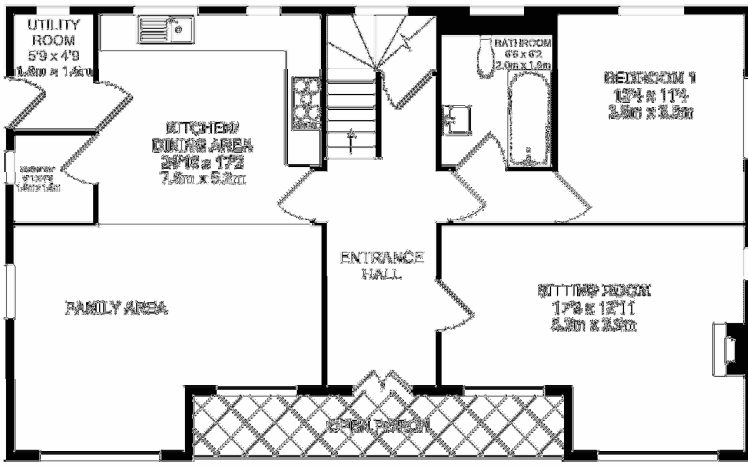




Buckland Cottage is a wonderful Victorian cottage which is currently a very successful Holiday Let. It has a light and spacious feel throughout and has original tiled and wooden floors, wooden doors and vaulted ceilings. The open plan kitchen/dining/family room is a wonderful space, perfect for entertaining or keeping an eye on the children. With views at the front, the kitchen has a wide range of fitted cupboards, an island and Range cooker. Across the hall the living room also has wonderful views and a wood burning stove. The ground floor also has a pantry, utility, bathroom and double bedroom. Upstairs are three further bedrooms, plenty of eaves storage, a separate toilet and second bathroom.

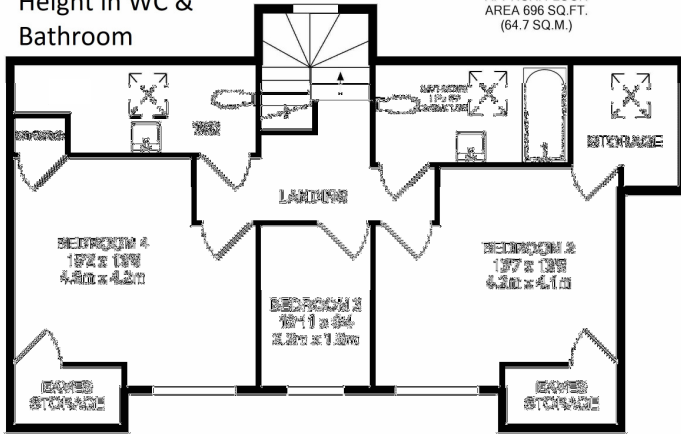
From the cottage there are many walks through the Forestry tracks or you can just sit at the front of the cottage and enjoy the view over the parkland. To the left is a woodland garden ideal for nature lovers and children, whilst to the right is a large gravelled parking area.





GROUND FLOOR
APPROX. FLOOR
AREA 936 SQ. FT.
(86.9 SQ. M.)

Restricted Ceiling
Height in WC &
Bathroom



1ST FLOOR
APPROX. FLOOR
AREA 696 SQ. FT.
(64.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1632 SQ. FT. (151.6 SQ. M.)

We do not accept any responsibility for errors or omissions in this description. The information is provided for general information only and should not be relied upon as a statement of fact. The information is provided for general information only and should not be relied upon as a statement of fact. The information is provided for general information only and should not be relied upon as a statement of fact.

Business Rates: Rateable value for 2017/18 is £4,200 with the Rates Payable is £TBC. The property is currently suitable for small business rate relief.

Services: Mains electricity. Private water and drainage. Oil central heating. Telephone- subject to BT transfer regulations. Please note we have not tested the appliances, central heating or services.



These sales particulars are hoped to provide a fair description of the property, however all statements are made without responsibility of James Dean and should not be relied upon as statement of fact. They do not form any part of a contract and are issued solely in the understanding that all negotiations are conducted through the firm. Items shown in photographs are not included in the sale unless specifically mentioned within the sales particulars.



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