



# Holters

Local Agent, National Exposure

**Park Wells Golf Links Road, Builth Wells, LD2 3NW**

**Offers in the region of £1,050,000**



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## Park Wells Golf Links Road, Builth Wells, LD2 3NW

Wow! This property is absolutely breathe-taking! Within a short drive of the popular market town of Builth Wells but in a lovely private location this wonderful character property, has a detached annexe, large outbuildings, a studio and 10 acres (TBV) ! A must see!

### Key Features

- A Truly Wonderful Country Smallholding
- With an Impressive Six Bedroom Residence
- A Grade II Listed Detached Annexe
- Fabulous Outbuildings
- Including A Huge Grade II Listed Long Barn
- Large Detached Steel Framed Workshop
- Detached Studio
- 10 Acres TBV
- Private Location
- Short Drive to Builth Wells
- EPC - G

### The Property

The sale of Park Wells offers a wonderful opportunity to acquire an impressive residence that offers a peaceful part of the Mid-Wales countryside, yet within a short distance to the popular market town of Builth Wells. With Builth Wells Golf Club nearby its a golfers dream!

Park Wells house dates back to the late 1800's and offers superb character features that have been well maintained over the years. The main house offers spacious accommodation over three floors, with six bedrooms in total. As you step into the main hall, you are met by the extensive woodwork on show, with the exposed wood flooring, part panelled walls and exposed wooden newel post. The large hall certainly sets the spacious theme.

To the left of the hallway is a dining/snooker room. With extensive fitted wall panelling and a large open fireplace. It is a light room with a large

bay window overlooking the front garden. To the right of the hallway is a large study, ideal for someone working from home. At the end of the hall and next to the study is a large lounge, again offering a light aspect with a fitted wood burning stove and a large bay window overlooking the front garden.

At the rear of the hall is a rear entrance hall with a ground floor WC to the side. At the other end of the main hallway and next to the dining room is the kitchen, fully updated in 2..... it now offers a modern, light fitted kitchen with integrated appliances and a central island. To the side of the kitchen is a large walk-in pantry and from the kitchen, French doors open to a sun room, which floods light in and offers a lovely place to sit and relax. Also on the ground floor is a utility and store room which are accessed externally.

The first floor accommodation continues to impress offering four bedrooms in total, two of which are extremely large rooms with bay windows overlooking the front gardens. Bedrooms three and four are also doubles. At either end of the landing are two bathrooms, one of which has been recently updated to offer an impressive fitted suite. The second floor offer two further bedrooms if required.

### The Annexe & Studio

The former pump house sits just in front of the main dwelling and now offers a superb self contained, detached one bedroom annexe. This grade II listed building is a perfect opportunity to turn

into a successfully holiday LET or remain as it is currently used for family. As you enter you step into the kitchen/reception room which is open plan. It is a light space with windows overlooking the grounds and gardens. The lower ground floor offers a double bedroom with fitted wardrobes with a shower room to the side.

The detached studio is currently used as a dog groomers, it has a separate driveway, parking and turning area for clients to come and go without disturbing the main residence. The building has a front room with is used as a grooming area, a smaller store room to the rear, with a large utility and shower room for the dogs.

### The Outbuildings

Externally the property is extremely well complimented by spacious well maintained outbuildings. Adjacent to the main house is the Long Barn. This impressive detached building (7.31m x 5.19m) is also Grade II listed, it offers a home gym, and fabulous storage space, with large double doors to the front it is suited to a variety of uses. An impressive detached steel framed building (7.79m x 12.05m) was built in 2..... with a concrete floor and roller doors it is a fantastic workshop. There is also a detached double garage to the side.

### The Gardens & Land

The property is approached via a private driveway which flanks one of the pasture paddocks and leads to the main house. The drive bears to the right and leads to the studio but also continues



through an iron gated access which opens up to the main garden area. The gardens and ground surround the property, they are extremely well maintained with a large lawn garden area to the front of the house and annexe. There is a small pond to the side of the driveway with steps leading to the main house. Immediately to the front of the main house and annexe is a gravelled seating area and patio, where you can sit and relax as you look over the wonderful gardens.

To the rear of the long barn is an enclosed paddock which is currently home to some goats! If you continue past the goat paddock and through the gate you will find a ..... acre field which offers good quality pasture. The main paddock runs alongside the driveway, it extends to ..... acres, it offers a field shelter for the ponies and has lovely views down the valley. NOTE - There is a pedestrian right of way through the grounds.

**The Location**

The nearby market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

**Nearest Towns**

Builth Wells - 1.4 miles

Brecon - 18 miles  
Hay-on-Wye - 20 miles  
Hereford - 42 miles

**Services**

We are informed the property is connected to mains water and electricity. Private drainage.

**Heating**

The property has the benefit of LPG gas fired central heating.

**Council Tax**

Powys County Council - Band H.

**Tenure**

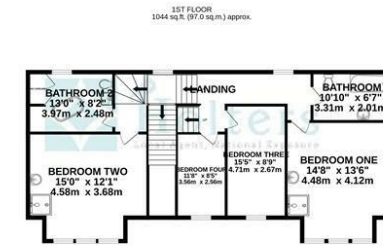
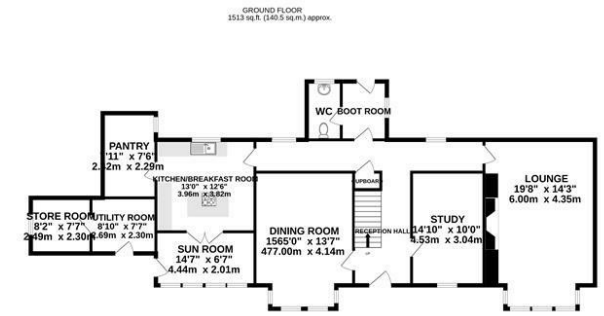
We are informed the property is of freehold tenure.

**Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 2954 sq.ft. (274.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		68
(55-68)	D		
(39-54)	E		
(21-38)	F	12	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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