



**Briarfield, Crossgates, Llandrindod Wells, Powys, LD1 6RP**

**Offers in the region of £360,000**



## Briarfield, Crossgates, Llandrindod Wells, Powys, LD1 6RP

Needing some outside space for storage and animals? Well you're spoilt for outbuildings here! With stables, hay barn, workshops, garages and 1.15 acres this is a one off!

### Key Features

- An Appealing Smallholding
- 1.15 acres
- Perfect for Equine Use
- Extensive Outbuildings
- To Inc Garaging, Workshops, Stables & Hay Barn
- Two Paddocks
- Detached Three Bed Bungalow
- With Views To the Radnorshire Hills
- Numerous Smaller Outbuildings
- No Upward Chain
- EPC E

### The Property

Briarfield is a unique property which offers a great opportunity to acquire a detached bungalow with land, that is complimented by a tremendous amount of outbuildings! If its outbuildings your looking for then look no further. The bungalow offers three bedroom accommodation, there is a side entrance hall which is useful to kick your muddy wellies off! There is a kitchen with a built in dining area, lounge with a wood burning stove, three bedrooms, a study and a bathroom fitted with a white suite. The bungalow is double glazed and has oil fired central heating.

Externally the property comes into its own, there is a tardis of outbuildings suited for a variety of uses. There a some older storage

sheds useful for storing wood and tools, with a tack and feed sheds for the horses. There are also some substantial buildings. The first is a garage/workshop (9.0m x 6.21m) with a concrete floor and inspection pit for cars. There are two stables (3.5m x 3.1m) a hay barn (4.66m x 3.68m) with a hardstanding area for the horses and a gate into the paddock. There is a second workshop (23.5m x 5.7m) the main part a car workshop with the second half of the building split into smaller rooms.

To the side of the bungalow are two further buildings, a store shed (10.28m x 5.76m) and the second building has been used and fitted with lining to spray vehicles (9.16m x 5.0m max). There is ample parking for several vehicles and for trailers.

The stables are complimented but two grazing areas, the first is behind the stables. The second is on the opposite side on the road, directly opposite the property and offers a paddock of good grazing.

### The Location

Briarfield is located in the Mid Wales village of Crossgates, which offers a close knit community and has facilities to include a petrol station, cafe, shop as well as a primary school and proves a very popular village to

live.

The village is located a 5 mile drive from the town of Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants



with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

### Nearest Towns

Llandrindod Wells - 3.5 miles  
 Rhayader - 8.4 miles  
 Newtown - 22 miles  
 Hereford - 38 miles

### Services

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

### Heating

The property has the benefit of oil fired central heating.

### Council Tax

Powys County Council - Band E.

### Tenure

We are informed the property is of freehold tenure.

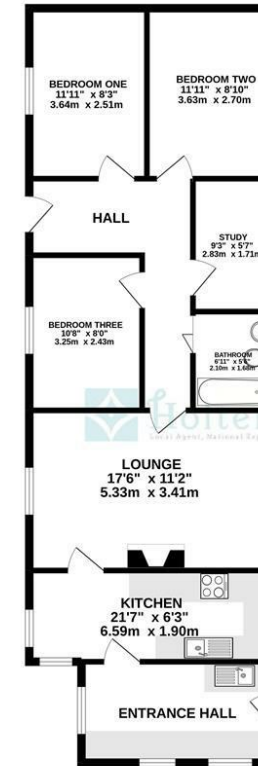
### Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

### Consumer Protection

Consumer protection from unfair trading regulations 2008 -  
 Holters 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 lessor 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 vendor or lessors do not make or give, and neither do Holters 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.

GROUND FLOOR  
 869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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