



Holters

Local Agent, National Exposure

School House Llanafanfawr, Builth Wells, LD2 3PN

Offers in the region of £450,000



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They say the days you spent in school were the best days of your life.... well why not go back to school and make some more happy memories!! School House is located in a rural area in the small hamlet of Llanafanfawr, with a large garden and wonderful views!

Key Features

- Extended and Improved Country Residence
- Six Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Stunning Oak Kitchen
- Fitted Solar Panels
- Attached Workshop
- Generous Gardens
- Potential for Self-Contained Annexe
- Agricultural Building
- Far Reaching Views
- EPC E

The Property

The property was once the school masters house and as you can imagine is attached to the old school which since closing has become the village hall and is used on the odd occasion for meetings in the community but its almost like you are detached as there are no full time occupants there.

On entering the property you immediately step into the entrance hall which opens into the 'wow' room, the kitchen. Fitted with oak units the beautiful kitchen has ample storage, fitted work tops and is a typical welsh farmhouse style kitchen. With features such as the Belfast style sink and tiled flooring it boasts character but with the comforts of the integrated dishwasher and other appliances it really is a super kitchen,

just to the side is a fitted pantry. As all quality country properties you need a good utility room, currently in need of fitting with units. A very useful feature of the house is a separate access into the snug, to the side is a shower room and a bedroom with a great view. The workshop has been divided into two rooms and if the store room was converted into a kitchen (subject to gaining any necessary permissions) you would then have a self contained flat within the house. Ideal for a family member or a rental income.

Accessed off the kitchen is the lounge, with a pellet & log stove it is a cosy room and in turn leads to what was the original entrance hall. The hall has a front porch to the front garden, stair to the first floor and opens to the third reception room. The sitting room, with a wood burning stove again provides a cosy feel but has a light aspect with windows to two elevations.

Off the first floor landing are 3 bedrooms, all of which are doubles. Off the inner landing is the main bathroom, with a pleasant white suite with a separate shower and bath. One of the best rooms in the house is the master bedroom, a large double, with ample wardrobe space the room is

extremely light and has French doors which open onto the balcony..... wow, what a view! The master bedroom has a en-suite shower room, a modern suite. The third floor is one large open plan room, which could be a fifth bedroom, a great play room for children or a great hobby room, a lovely feature is the port hole window that captures the view as you walk up the stairs.

Outside

From the roadside you can access the house from two entrances, the first was once the original entrance when the property was still the old school masters house, this leads you over a concrete drive and decked seating area to the front door. The main access opens to the large parking and turning area, enough parking space for a dozen cars. Off the drive is the agricultural building, a large steel framed building with a useful lean-to to the side it is ideal for storage, a large workshop or could be turned into stables if so needed, a really substantial building suitable to a number of uses. From the parking area you walk through a pedestrian gate along a path towards the house, the gardens are large and mainly lawn with a vegetable garden to the side. From all of the gardens you have a stunning south facing view to admire. Just to the side of the house is an



attached workshop, of block construction with a rendered finish, a very impressive building, with power and lighting connected.

The Location

The property is located in a rural position, 3 miles from the small village of Beulah. The village of Beulah, although small offers a great community spirit, with a petrol filling station, shop and a public house at the heart of the community. The village has a good road network between Builth Wells, Llandoverly and Brecon. The 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 - 6.3 miles
 Llanwrtyd Wells - 8.8 miles
 Llandrindod Wells - 8.8 miles

Services

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

Heating

Wood Pellet fired central heating and thermo panels on the roof, providing hot water.

Council Tax

Band TBC.

Tenure

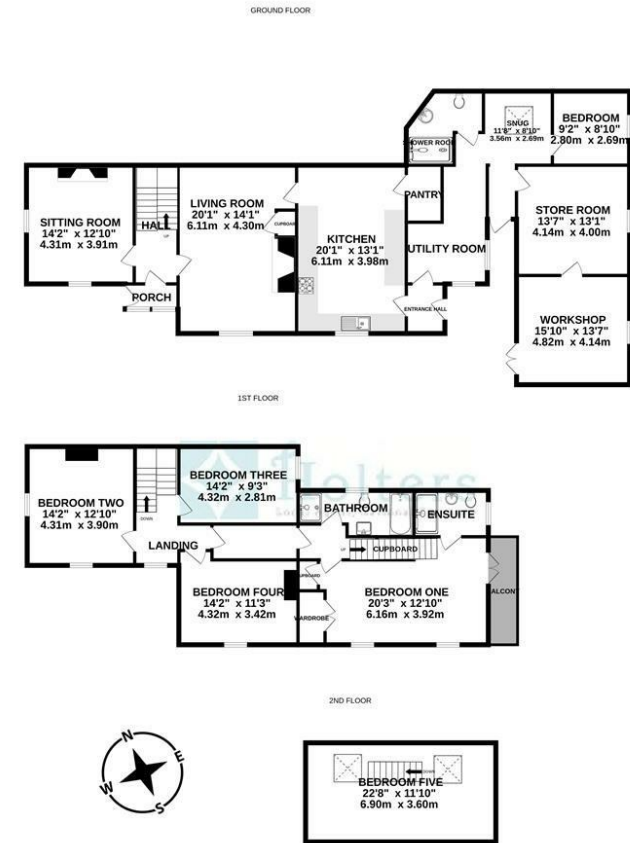
We are informed the property is of freehold tenure.

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 - 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 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 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.



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. Made with Metropix ©2023

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	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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