



**The Grange, Hundred House, Llandrindod Wells, Powys, LD1 5RY**

**Offers in the region of £299,950**



## The Grange, Hundred House, Llandrindod Wells, Powys, LD1 5RY

It may well be a huge sin if this isn't on your viewing list! The Old Vicarage offers a fantastic opportunity to acquire a five bedroom detached house, in a central rural village location. Available with no upward chain.

### Key Features

- Substantial Detached House
- Offering Five Bedrooms
- Well Presented
- In Need of Some Modernising
- In A Central Village Location
- Rural Views
- Off Road Parking
- Front & Side Gardens
- No Upward Chain
- EPC - E

### The Property

The Old Vicarage is a substantial, detached four bedroom property that is located centrally within the rural village of Hundred House. The south facing property enjoys lovely views to the hills in the distance and with off road parking, front and side gardens it is an ideal family home.

As you enter the property you step into the main hall which gives access to a reception room on either side. To the right is the lounge, this large room offers a light aspect with windows to two elevations, with a south facing bay window to the front. There is an exposed brick fireplace and a wood burning stove. Accessed off the lounge is a handy ground

floor WC. On the opposite side of the hallway is the dining room, again with a light feel from a south facing bay window. There is again an exposed brick fireplace with a wood burning stove. From the dining room you step into the kitchen, which offers fitted white, wall and base units and an integrated sink. To the side of the kitchen is a useful utility room, fitted with base units and a sink. From the utility an external door opens to the rear.

The first floor accommodation offers four bedrooms, bedrooms one and two are doubles, both are south facing and enjoy lovely views across the valley. Bedrooms three and four are also doubles with rural views over common land to the rear. Bedroom four has a handy walk-in wardrobe. There is a useful study/home office which could be a fifth single bedroom or home office. This room is south facing and enjoys a lovely view. Also accessed off the landing is the bathroom and to the side is a separate WC.

Externally the property has ample off road parking to the side of the house. There is a pleasant lawn garden to the front and side, with lovely views all around. In the back corner of the garden is a detached store shed, ideal for all the gardening equipment.

### The Location

The village of Hundred House is a friendly community in the picturesque Edw Valley. There are a number of dwellings within the hamlet itself, together with a public house and the rural community that surrounds it gives a welcoming feel. Hundred House is a 5 mile drive from the nearest town of Builth Wells but is well located as Hay on Wye and Llandrindod Wells being 13 & 8 miles respectively. 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 miles
- Llandrindod Wells - 7.5 miles
- Hay-on-Wye - 13 miles
- Hereford - 24 miles

### Services

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

### Heating

The property has the benefit of oil fired central heating.

### Council Tax

Powys County Council - Band??

### Tenure

We are informed the property is of freehold tenure.

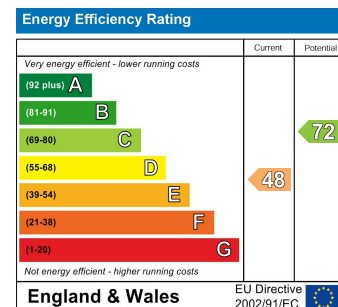
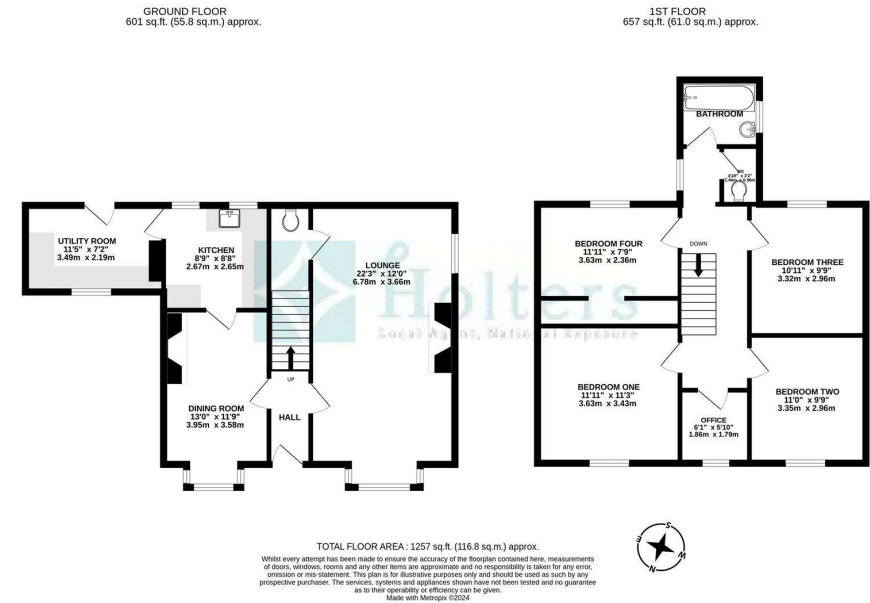
### Money Laundering Regulations

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 who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use occupation, and other details are given with responsibility and any intending purchaser 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 Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





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