



 Holters
Local Agent, National Exposure

Park House Crossgates, Llandrindod Wells, Powys, LD1 6RF

Offers in the region of £459,000

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Looking for either a substantial family home or somewhere that you can generate a rental income? Well Park House may well be the answer to your search! This wonderful character property is currently a family home with a successful holiday LET. With grounds that extend to 1/2 an acre, stables, outbuildings and an established dog grooming business.

Key Features

- Impressive Country Property
- No Upward Chain
- Flexible Accommodation
- Five Bedroom & Five Bathroom House
- Currently Set Up as a Three Bedroom Holiday Let in the Main House
- With a Two Bed Annexe
- Extensive Character Features
- Well Presented & Maintained
- Successful Dog Grooming Business
- Grounds of Approx 1/2 of an Acre
- Extensive Outbuildings
- EPC- F

The Property

Park House is a substantial detached five bedroom, five bathroom character property which includes the main house which has three bedrooms and three bathrooms, two of which are en-suite. The owners reside in the attached two bedroom, two bathroom annexe, one of the bedrooms being en-suite. The main house is the holiday LET which has been extremely successful and provides a lucrative income. The property could easily be returned and occupied as a five bedroom property (subject to gaining any necessary permissions).

The Annexe (Owners Accomodation)

Lets begin the tour by stepping into

the annexe through the side door. Here you enter straight into the kitchen, with ample fitted wall and base units with a central serving island, the room is open plan to a dining area and is a light space with a large window to the side. Accessed off the kitchen is a useful utility room and this in turn leads to a ground floor shower room. The dining area leads off the kitchen through to a spacious lounge with a wood burner and double doors which open to the conservatory which enjoys a lovely outlook over the rear garden. A generous double bedroom makes up the remainder of the ground floor accommodation, which again has a nice outlook over the rear garden. Leading off the dining area is a staircase to the first floor double bedroom with a recently refurbished bathroom with a modern walk in shower. From the dining room an internal hallway gives you access into the main house (holiday LET) which is ideal for maintenance or if the property was returned to a single dwelling.

The Main House (The Holiday LET)

The main house offers a fabulous self contained three bedroom, three bathroom character cottage, which has been a successful holiday LET over the years. Details of income can be discussed with the owners when

viewing. Accessed via the front entrance hall which is ideal to kick off dirty boots, it opens in to the lounge area with a wonderful open fireplace. An open hallway leads to the dining room which offers a light aspect with a bay window to the side and a window to the front. Adjacent to the entrance hall is a useful walk-in storage cupboard. To the side of the lounge area is a well equipped kitchen, which in turn leads to a ground floor bathroom.

From an internal hallway a stair leads to the first floor which offers three bedrooms, the main is a large double with an en-suite shower which has been fully renovated and includes a large walk in shower. The second bedroom is a double and the third a generous single. A Jack & Jill bathroom is accessed off the double bedroom and landing has been recently updated and offers a well presented modern suite including a slipper bath.

NOTE

The fixtures and fittings in the holiday LET are included in the sale, which will enable the business to continue trading. A list of the fixtures and fittings will be available from the sellers on request.



Outside & The Outbuildings

Externally the property is accessed via a gravelled driveway to the front and benefits from a vehicular right of way which gives access to the rear garden. There are extensive outbuildings which offer huge potential, ideal for a number of uses. The current owners have converted part of the stable block into a studio for a successful dog grooming business, the business and equipment are available to purchase and provides a wonderful opportunity to acquire an already established, successful business. To the side of the studio are the remaining two stables, perfect for a pony. There are a number of other store sheds and a substantial detached double garage to the side of the front drive.

The gardens and grounds extend to 1/2 an acre in total with a grassed paddock flanking the drive and is adjacent to the stables. To the rear of the house a formal garden offers a private and enclosed area, mainly lawn with mature plants and shrubs with a decked seating area accessed off the conservatory.

Services

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

Heating

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

Council Tax

Powys County Council - Band B.

Tenure

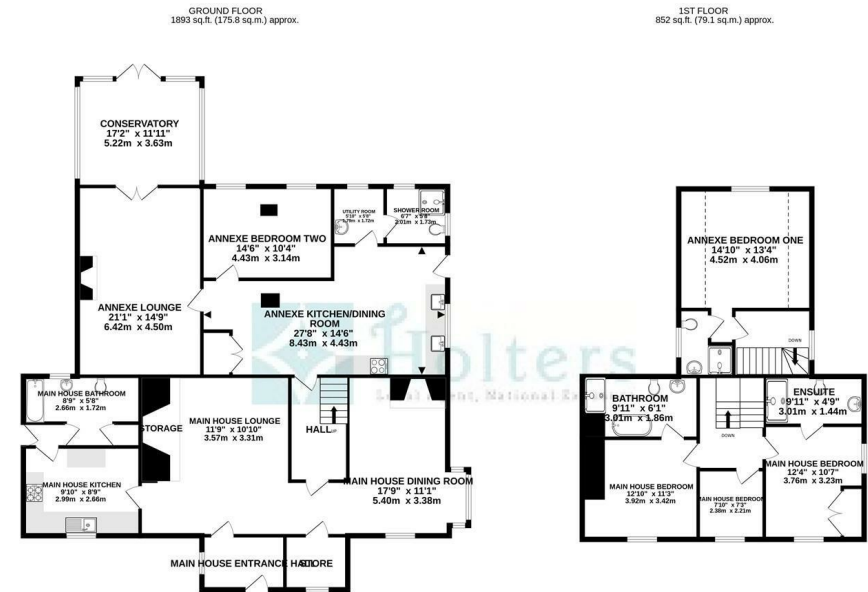
We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 vendor or lessors do not make or give, and neither do Holders 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.



TOTAL FLOOR AREA: 2745 sq.ft. (255.0 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 no 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			70
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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