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Local Agent, National Exposure

**Tanglewood Howey, LD1 5PT**  
**Offers in the region of £340,000**

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## Tanglewood Howey, LD1 5PT

Don't tangle yourself up in knots looking for the next property to call home, we have done the hard work for you.... introducing Tanglewood! A charming semi-detached four bedroom character cottage, with extensive gardens, a large garage/workshop, summer house and brook forming the rear boundary.

### Key Features

- Charming Character Cottage
- With Original Features to inc
- Inglenook Fireplace
- Extensive Exposed Timbers
- Four Bedrooms
- Modern Kitchen & Bathroom
- Double Glazed
- Generous Gardens
- Brook Flowing By
- Large Garage/Workshop
- Summer House
- EPC - E

### The Property

Tanglewood is a charming semi-detached character cottage that is tucked away down a lane within the village of Howey. The property has been improved and maintained to a high standard by the current owners to offer the comfortable, character accommodation that is now on show.

As you enter the cottage you step into the main reception room, with a lounge and a dining room area depicted by floor to ceiling timbers. There is an impressive exposed stone inglenook fireplace and wood burning stove, you can just imagine a cosy night in front of the fire. To the rear of the lounge is the kitchen breakfast room again with a wood burning stove and with ample fitted kitchen units. The room is extremely light and overlooks the rear garden. From the dining area there is the stair to the first floor and a useful ground floor

WC.

The first floor accommodation offers three bedrooms in total all of which are doubles. The extensive character features are again on show with exposed floorboards, stone walls, ceiling and wall timbers. The bathroom is fitted with a modern white suite and it is well presented for sale. From the landing a stairway leads to the second floor, which could either be a fourth bedroom, home office or play/hobby room.

### Outside

Externally the property boasts large grounds, to the front is a flat lawn garden with mature plants and shrubs. The lane flanks the side of the cottage (with a vehicular access for the neighbour) and proceeds the large gravelled parking area and detached garage/workshop. This impressive building is currently a useful workshop, home to a motorbike and a home gym. To the rear of the parking area and garage are further lawn gardens which lead down to the brook and offers a lovely setting as the water flows by and under the bridge. Immediately to the rear of the cottage is an enclosed garden, with a paved seating area, pond and summer house it is a lovely place to sit and relax.

### The Location

The property is located in Howey a small village on the outskirts of Llandrindod Wells. 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 -  
 Builth Wells -  
 Rhayader -  
 Hereford -

#### Services

We are informed the property is connected to all mains services.

#### Heating

The property has the benefit of gas fired central heating.

#### Council Tax

Powys County Council - Band D.

#### Directions

As driving through Howey village (on the one

way system) a lane on your left leads to a handful of properties, Tanglewood being the last on the right hand side. Parking is available at the rear of the property.

#### 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 have any authority to make or give any representation or warranty whatever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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