



Holders

Local Agent, National Exposure

Maesderwen, Llangammarch Wells, Powys, LD4 4EP

Offers in the region of £550,000



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If you're looking for a large house in amongst the beautiful Mid-Wales countryside, with plenty of space to enjoy the peace and quiet but still want to be in touching distance of a community, then look no further! Introducing Maesderwen, Llangammarch Wells.

Key Features

- An Imposing Detached Country House
- Standing in an Elevated Position
- With Grounds Ext to Approx. 1.2 Acres
- Extensive Traditional Outbuildings
- Offering Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Useful Utility Room & Separate Pantry
- Close to the Village
- EPC - F

The Property

Maesderwen is a substantial, imposing detached house standing in an elevated position, a short walk from the village of Llangammarch Wells. With a number of well maintained traditional outbuildings and 1.2 acres it is a wonderful opportunity to acquire a lovely family home. The property has been well maintained and improved over the years.

The driveway is accessed off the council highway and sweeps up and around to the off road parking area, which in turn leads to the side entrance door. As you enter the property you step into the entrance porch, if you turn immediately right you will find a large utility room which is a great asset for a house of

this size. From the utility you in turn lead into a large pantry. From the side entrance hall you step into the kitchen/sitting room, this large open plan room currently offers a sitting area with a wood burning stove and French doors opening to the rear garden. The kitchen has ample fitted wall and base units and Stanley Stove which provides central heating and hot water.

Accessed off the kitchen is the main hallway, with the front entrance door and a stair to the first floor. Accessed off the main hallway is the lounge again a spacious room with a window to the side and a bay window to the front. On the opposite side of the hall is a dining room, again with a window to the side and a bay window to the front. Making up the remainder of the ground floor accommodation is a useful shower room, fitted with a white suite and well presented for sale.

The first floor accommodation continues to impress, offering five bedrooms in total. Bedrooms 1-4 are all good sized double rooms and the fifth is a single which would make a superb home office as it over looks the river Irfon to the front. Also accessed off the landing are two well maintained and presented bathrooms.

Outside

Externally the property is well complimented by the spacious grounds that surround it. Mostly grassed and extending to approx 1.2 acres (TBV) there are a number of well mature trees and a wooded copse to the side. Certainly plenty of fuel for the wood burner! At the rear of the house is a formal lawn garden and leads to a kitchen garden, with a polytunnel and a pasture paddock which is ideal for a pony or a few sheep.

There are some exceptional traditional stone outbuildings that provide a number of stables and a fodder store, all well maintained and ready to use. There is an open front steel framed shed which acts as a garage/store and a workshop to the side of the utility room.

The Location

The village of Llangammarch Wells provides a small friendly community, located approximately a 10 minute drive from the market town of Builth Wells. The rural village has a good transport network with the Heart of Wales railway line passing through and a good road network between Builth Wells, Llandovery and Brecon. The village has a shop/post office and is home to the popular Lake Country Hotel and Spa. The market town of



Builth Wells (Llanfair ym Maullt) 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 hosting the Royal Welsh Show, the biggest agricultural show in Europe attracting 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 with regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Llanwrtyd Wells - 4.5 miles
- Builth Wells - 7.5 miles
- Llandrindod Wells - 15 miles
- Brecon - 18 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 F.

Tenure

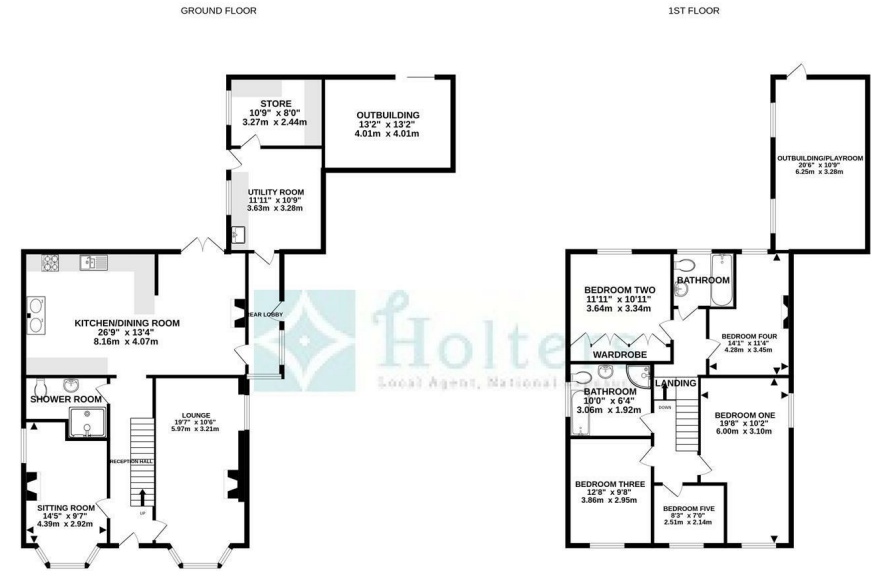
We are informed the property is of freehold tenure.

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.



TOTAL FLOOR AREA: 1970sq.ft. (183.0 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 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) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

