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Local Agent, National Exposure

**Hillview Cefn Gorwydd, Llangammarch Wells, Powys, LD4 4DN**

**Offers in the region of £575,000**



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## Hillview Cefn Gorwydd, Llangammarch Wells, Powys, LD4 4DN

Coming to the market for the first time in its history, this fabulous hideaway is located in the quiet hamlet of Cefn Gorwydd. Sitting within 1.37 acres of well maintained grounds this beautiful family home has potential for use as a small holding and B&B (subject to gaining any necessary permissions).

### Key Features

- Panoramic 360 Degree Views of the Local Area
- Impressive Detached Property with Main Accommodation on a Bungalow Layout
- Separate Guest Suite Upstairs Accessed from the Second Reception Room - Great for Visitors & Potential B&B Business.
- Standing in Large, Well Maintained Grounds
- Offering Opportunities for Small Holding/Recreational Use/Camp Site
- Large garage, Large Tarmac Driveway, Perfect for Multiple Vehicles
- Detached Outbuildings and Wood Shed
- Four bedrooms (Three on Main Floor)
- Three Reception Rooms including Cozy Living Area with Brand New Wood Burning Stove
- Two Bathrooms, One WC/Cloakroom
- EPC - E

### The Property

Welcome to Hillview, an impressive detached property sitting within large, well maintained grounds with boundless opportunities for a prospective buyer from small holding/recreational use, B&B, to glamping/camping site (subject to gaining any necessary permissions).

Hillview, so aptly named, due to the panoramic views it benefits from, has a true sense of rural tranquility, yet is conveniently located in the quiet hamlet of Cefn Gorwydd, only a 5 minute drive from the popular town of Llanwrtyd Wells. This delightful property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and two bathrooms, a large kitchen/dining room with range cooker and a useful utility room there is ample space for the whole family to enjoy.

One of the standout features of this property is the attractive grounds that extend to 1.37 acres. Currently kept as a large lawn area with a small paddock but offering huge potential for a horse or other animals. The property itself is well-maintained and offers a spacious layout, providing a comfortable and inviting atmosphere, with a newly fitted wood burning stove in the main reception room. Fully double glazed with French doors opening to a patio and entertaining area from the sitting room with views over the rear gardens and the Cambrian mountains in the distance.

The majority of the accommodation is on one level with a separate

upstairs en-suite bedroom leading from the second reception room. This area is ideal for visiting family or a B&B business. Surrounded by open countryside, with numerous public footpaths and walks, you can revel in the tranquillity and beauty of nature right at your doorstep. Additionally, the stunning views of the hills add to the overall charm of this countryside retreat. Whether you are looking for a peaceful escape from the hustle and bustle of city life to watch the Red Kites soar, or a spacious family home with room to grow, Hillview is sure to tick all the boxes.

### The Location

The property is located in a rural position in the small hamlet of Cefn Gorwydd, which is located 2 miles from the town of Llanwrtyd Wells. Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. With a population of 850, it claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.



The market town of Builth Wells (Llanfair ym Mault) is a 20 minute drive away, 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.

### Nearest Towns

- Llanwrtyd Wells - 2.2 miles
- Llangammarch Wells - 2.5 miles
- Builth Wells - 10.5 miles
- Llandovery - 13 miles

### Services

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

### Heating

The property has the benefit of LPG gas fired central heating and newly installed wood burner.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Powys County Council - Band F

### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on

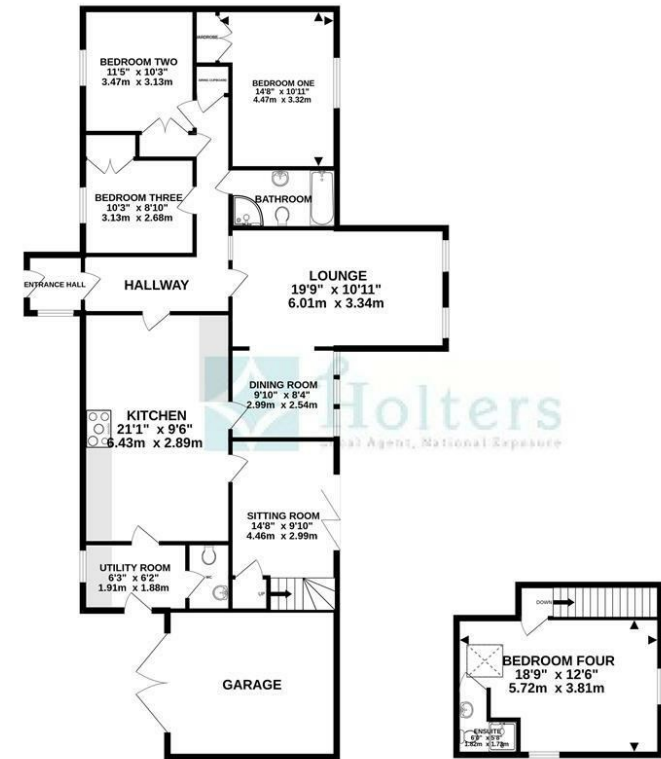
all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

### Consumer Protection

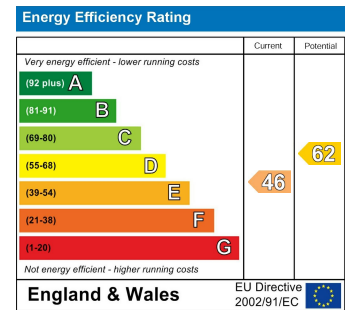
Consumer protection from unfair trading regulations 2008 -  
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessor and do not constitute 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.

GROUND FLOOR  
1626 sq.ft. (151.0 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1900 sq.ft. (176.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 done 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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