



Holters

Local Agent, National Exposure

Ty'n Llan Abergwesyn, Llanwrtyd Wells, Powys, LD5 4TP

Offers in the region of £585,000



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Set in a beautiful, peaceful location Ty'n Llan is surrounded by trees and fields with views across to the mountains. Built in the middle of the 18th century this cottage has been skilfully extended and is a blend of traditional cottage character and stunning unique modern features – a must for your viewing list.

Key Features

- Wonderful Detached Welsh Cottage
- Extended to Offer Spacious Accommodation
- Four Bedrooms, Three Bathrooms
- Three Reception Rooms
- Large Country Kitchen
- Presented and Maintained to a High Standard
- Superb Master Bedroom Suite
- Lovely Gardens
- Great Views
- Outbuildings & Fantastic Studio Accommodation
- No Upward Chain
- EPC - D

The Property

Ty'n Llan is a beautiful detached Welsh cottage with bags of character, situated in the beautiful Abergwesyn valley. If you are looking to get away from the hustle and bustle and find a quiet corner to relax and enjoy the stunning, rural way of life Mid-Wales has to offer then look no further. The property is an absolute pleasure to view and we feel the buyers will be extremely lucky to purchase this intriguing property. The property has been extended over the years by the current owners with replacement hard wood double glazed windows throughout and now offers spacious, well maintained and presented accommodation. You can just move in and relax!

You enter the property via the front entrance porch which in turn opens to one of the main reception rooms, the sitting room. This large room oozes charm and character and certainly sets the theme of the property straight away. There is an inglenook fireplace with a wood burning stove to cosy

around in the winter months. To the left of the sitting room is the kitchen, with windows to three elevations it offers a light airy space, fitted with ample wall and base units in keeping with the character of the property. From the kitchen a stable style door opens to a paved seating area and pergola its a lovely place to sit and enjoy a morning coffee.

From the sitting room you have access to both the lounge and sun room. The sun room offers a contrasting feel to the lounge, with glazed and velux windows, together with French doors overlooking and opening to a large paved patio. With a slate roof and heating it is a lovely space to enjoy throughout the year. The lounge is a large room with a large oval wood burner, perfect if you have a family for that extra space and with glazed folding doors into the sun room it is a superb area if entertaining guests. Accessed off the lounge is the utility room with ample storage, with a useful ground floor cloakroom and entrance porch to the side.

Stairs from the lounge lead to the first floor and just wait until you walk into the master bedroom, it will certainly take your breath away! This fabulous room with a fully glazed elevation enjoys a wonderful view over the fields to the rear. With a vaulted ceiling and a n open doorway into an impressive en-suite it certainly has the 'wow' factor. The en-suite offers a modern white suite with a roll top bath and a large walk in shower. The second bedroom is a large double and also offers an en-suite shower room with a modern white suite. Accessed off the landing are bedrooms

three and four which are both double rooms and the family bathroom again offers a modern white suite with shower over the bath and vanity unit .

Outside

Externally the property is well complemented by lovely well maintained gardens that surround the house. As you approach the property the gravelled driveway gives access to a high car port which has been built to accommodate a motorhome. The drive continues past the house to the parking and turning area with second car port. The garden is found on either side and rear of the property and offers well maintained lawns, with an abundance of mature plants and shrubs. Mature trees give maximum privacy from the neighbouring property. There are numerous outbuildings which offer a summer house and garden sheds but the most impressive is an elevated studio which offers additional accommodation for a sleepover with a bedroom area and shower room. This is a fabulous place for guests or children to enjoy. It could also be an ideal place for someone working from home that wants an office away from the main dwelling. NOTE - There is public bridleway that passes along the driveway. There is also a public right of way to a nearby graveyard.

The Location

The property is located in the beautiful Abergwesyn Valley which provides a spectacular piece of the unspoilt Mid-Wales countryside. The nearby Abergwesyn Commons stretch for 12 miles between the Nant Irfon valley and Llanwrthwl. They are rich in archaeology, including Bronze Age ritual sites and deserted medieval



villages. A National Trust project is focused on the preservation of the peatland. To the north the ground falls away to the edge of the Elan Valley Reservoirs. The summit ridge is wild and bleak with expansive views across the roof of Wales. The valley offers several wonderful walking routes which take you through woods and over the Cambrian Mountains can be accessed through a gate at the end of the property.

The nearby Llanwrtyd Wells - 5 miles away, is a small town in Powys, mid-Wales, on the River Irfon. The town is on the A483 between Llandoverly and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd has a rail station on the Heart of Wales line with connections to London Paddington at Swansea together with other local facilities including the primary school, two shops, post office, petrol station, doctors' surgery and pharmacy. 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.

Nearest Towns

- Llanwrtyd Wells - 5 miles
- Builth Wells- 14 miles
- Llandoverly - 17 miles

Directions

From the centre of Llanwrtyd Wells take the turning signposted Abergwesyn, follow this road for 5 miles and the lane to the property can be found on the left hand side just before the bridge (signposted). Continue along the track to the end.

Services

We are informed the property is connected to mains electric. Private water and drainage. Solar panels which are well hidden in the garden.

Heating

The property has the benefit of both oil fired central heating and also electric heaters.

Council Tax

Powys County Council - Band C

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.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 vendors 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.



