



Holters

Local Agent, National Exposure

**Fedw Hundred House, Llandrindod Wells, LD1 5RR**

**Offers in the region of £650,000**



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# Fedw Hundred House, Llandrindod Wells, LD1 5RR

This superb detached country residence sits beautifully, high on the side of the valley with superb views all around. With a grand, original dog-leg stair and boasts endless character and charm throughout. Introducing the Fedw.

## Key Features

- Wonderful Country Residence
- Dating Back to 1600's
- Packed Full of Original Character Features
- Standing In An Elevated Position
- With Far Reaching Views
- Offering Spacious Accommodation over Three Floors
- Six Bedrooms, Four Bathrooms
- Two Reception Rooms with Inglenook Fireplaces
- Impressive Detached Steel Framed Shed
- Option to Purchase Adjoining 3.7 Acre Field (By Separate Negotiation)
- EPC - tbc

## The Property

Dating back to the 1600's and cut into the hillside Fedw is a truly wonderful country residence that offers such charming, character accommodation that makes you feel so at ease when viewing. This stone built detached former farmhouse retains many of the original character features such as the exposed ceiling and wall timbers, the beautiful stair with, newel post and dog gate, together with the large inglenook fireplaces, it is easy to picture yourself sat around a wood burner on a winters evening!

As you enter the property you step into a porch which in turn leads to the main hallway. Immediately the impressive character features are on show with the exposed wall and ceiling timbers. The wonderful dog-legged stair with newel post leads to the first floor with the original dog gate on the half landing which is lovely to see. To the left of the hall is the main reception room, this impressive room boasts an exposed stone inglenook fireplace, with a large, fitted wood burner. There are extensive exposed timbers on show, with windows to the front and rear is offers a light aspect. There is an external door to the rear which opens to the back garden and from here the far-reaching views are extremely impressive! The second reception room is a similar size again with an impressive inglenook fireplace and wood burning stove. The original bread oven remains, with extensive

exposed timbers it's a lovely room to relax. From here you have access to the kitchen, which is fitted with ample wall and base units, with a range style cooker and extractor hood. A door open to a stair to a cellar, perfect to keep a bottle of wine cool for an evening meal. The remainder of the ground floor accommodation offers a laundry room, utility and a shower room.

As you climb the wonderful staircase you step onto the large open landing, the character features continue with exposed wall and ceiling timbers always on show. Off the landing you have access to five bedrooms and a bathroom. The main bedroom is a good size double, with the original exposed stone fireplace, exposed timbers and a fitted wardrobe. To the side of the main bedroom is the family bathroom which is fitted with a white suite. The second bedroom is a double and to the rear of the house, this pleasant room enjoys a wonderful view and has the benefit of an en-suite shower room which is fitted with a modern white suite, which still has the original, quirky wooden window in place. Bedrooms three and four are charming rooms with exposed timbers on show, with bedroom three being a double and four a large single. The fifth bedroom, which was used as a single when the property was previously used for B&B again has the benefit of an en-suite shower room, with a modern white suite.

The beautiful stair climbs to the second floor with a door opening to the landing, watch your head as a low beam will certainly cause you to duck under if accessing the loft! Off the landing the sixth bedroom is a double, again with an en-suite shower room. On the opposite side of the landing a room has been used as a lounge or office which makes this space almost self-contained from the rest of the house, perfect for a family member looking for some privacy. There is access to the large loft area, which offers huge potential for conversion (subject to gaining any necessary permissions).

This house has been well maintained over the

years, it was re-roofed in 2004, it is fully double glazed and has oil fired central heating providing a warm welcoming feel.

## Outside

Externally the property sits on large grounds which offer a lawn garden to the rear of the house, which backs onto an open field with a large decked seating area to appreciate the breath-taking views! There is an extremely large tarmac driveway and parking area for a large number of vehicles, which leads to the impressive detached steel framed building. Built in 2019 as a storage building for caravans, with high roller doors, concrete floor, power, lighting and water it is a fantastic building which is suitable for a variety of uses.

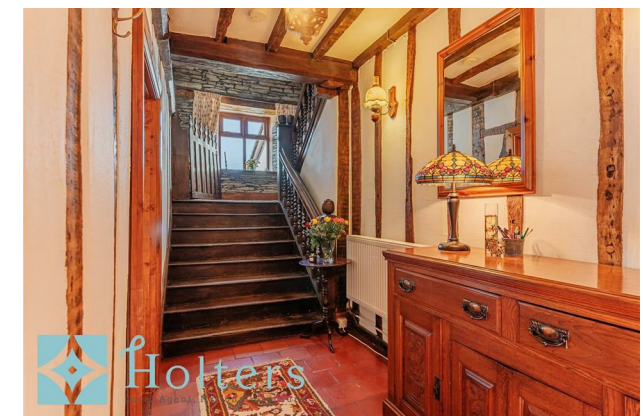
NOTE - There is a right of way through the grounds for the neighbouring property and land owner.

## Additional Land

There is an option to purchase an adjoining 3.7 field by separate negotiation. The field borders the driveway on the right hand side as you approach the house. Ideal for a pony paddock or for the keeping of some livestock. The plan edged is for identification purposes only.

## The Location

The property is located 2 miles from the village of Hundred House. The village offers a friendly community in the picturesque Edw Valley. There are a number of dwellings within the hamlet itself, together with a public house and the rural community that surrounds it gives a welcoming feel. Hundred House is a 6 mile drive from the nearest town of Builth Wells but is well located as Hay on Wye and Llandrindod Wells being 13 & 8 miles respectively. The market town of Builth Wells (Llanfair ym Mault) 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 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 – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Builth Wells - 8 miles
- Llandrindod Wells - 10 miles
- Kington - 13 miles
- Hay-on-Wye - 15 miles
- Hereford - 33 miles

Services

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

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band G.

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.

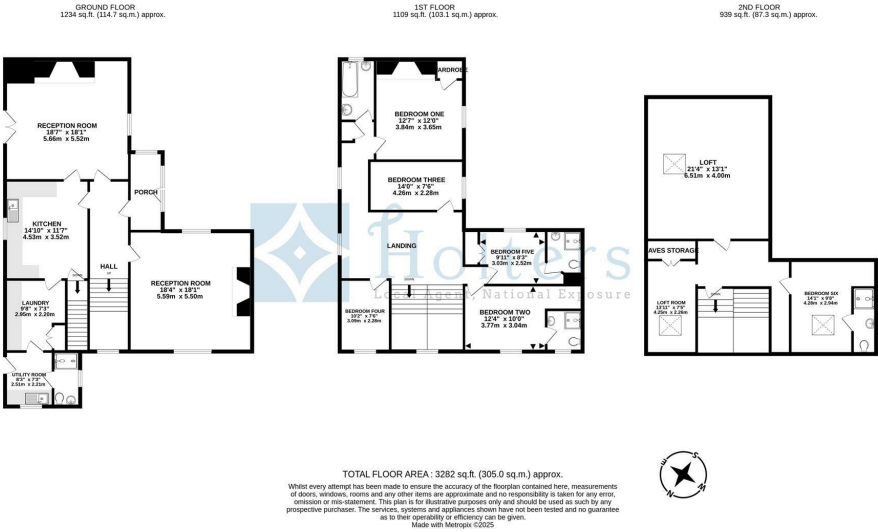
Consumer Protection

Consumer protection from unfair trading regulations 2008 - 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.

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.



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



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