



Holters

Local Agent, National Exposure

**Broadlands Llanddewi, LD1 6SE**

**Offers in the region of £499,950**



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## Broadlands Llanddewi, LD1 6SE

There'll be no need to broaden your property search any further when you've seen what we have listed for sale! Broadlands is a wonderful detached house that stands in just over half an acre of gardens, with 360 degree view all around!

### Key Features

- Wonderful Detached Country Property
- Standing in a Slightly Elevated Position
- In Just Over 0.5 of an Acre of Gardens
- Stunning Countryside Views All Around
- Offering Spacious Four Bedroom Accommodation
- Lounge, Conservatory and Kitchen/Dining Room
- Modern Kitchen & Bathrooms
- Ample Parking, Garage and Carport
- EPC - E

### The Property

The sale of Broadlands offers a fantastic opportunity to acquire a most impressive detached country property that stands proudly within its own grounds that extend to just over 0.5 of an acre. The property has been well maintained over the years and certainly impresses as you approach along the drive to the front.

As you enter the house you step into a large hall with a stair to the first floor, with access to the ground floor shower room and a reception room on either side. The large hall gives a welcoming feel and certainly sets the theme the house has to offer. To your left is the main reception room, the lounge. This large room offers a light aspect with two windows to the side and a large bay south facing window

to the front which allows the light to flood in. There is a brick fireplace with a wood burning stove to cosy around in the winter months. Accessed via double doors is the conservatory, this is a superb space to sit and enjoy the lovely gardens, with the paved seating area under a pergola to the side and a fishpond trickling away nearby. On the opposite side of the hall is the kitchen/dining room, again a light room with windows to three elevations which you will be drawn to to admire the views! The kitchen has been updated to offer modern tasteful fitted units with integrated dishwasher and a breakfast bar area. There is ample room for a large dining table for the family to gather. To the side of the kitchen is a useful utility room, with access to the front and rear gardens. The final room on the ground floor is the shower room, updated and fitted with a modern white suite and well presented for sale.

The first floor accommodation offers four bedrooms, a bathroom and a shower room. The master bedroom is a generous double with the bay window to the front offering breathtaking views! The room also benefits from fitted wardrobes. Bedrooms two and three are doubles and bedroom four a generous single, all having their own superb view over the gardens and surrounding countryside. There

both the family bathroom and separate shower room has been updated and offer impressive modern white suites. The shower room acts as a Jack and Jill bathroom to the second bedroom, ideal if you have guests staying. Accessed off the landing is a Juliette balcony which allows you to enjoy the peaceful outlook over the rear garden.

### Outside

Externally the house is well complimented by the generous, well maintained gardens which surround the house on all four sides. Extending to just over half an acre it is mainly lawn with a large vegetable patch, fish pond and paved seating area under a pergola to sit and relax as you overlook the gardens and open fields to the rear. The house benefits from a large sweeping driveway which provides ample parking for numerous vehicles. There is an attached single garage, a summer house and a most impressive detached carport with an attached potting shed.

### The Location

Located in the countryside a short drive from the small sleepy village of Llanddewi with the main social focus being the village hall used by a variety of clubs, Llanddewi and its close surroundings are a haven for nature enthusiasts and those of an active disposition with a huge variety of wildlife on show, the area is very popular with walkers and cyclists



owing to an abundance of national cycle and walking trails. Further afield an extensive range of recreational, education and retail facilities are available at the neighbouring towns of Llandrindod Wells (5 miles South) and Rhayader (10 miles West). Both offer an excellent range of independent retailers and a number of supermarkets chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations. Rhayader and Llandrindod also have many sporting and recreational facilities including football, rugby, running and golf clubs, the towns also have a selection of gymnasiums, health and leisure centres. Closer to home the larger village of Crossgates (2 miles South) offers a petrol station with store, garage, a further primary school, hotel and a selection of local shops.

Nearest Towns

- Llandrindod Wells - 6 miles
- Rhayader - 11 miles
- Builth Wells - 14 miles
- Newtown - 19 miles
- Hereford - 40 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 E.

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 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.





