



Abercamlo, Crossgates, Llandrindod Wells, Powys, LD1 6RH

A substantial FOUR BEDROOM period stone farmhouse, together with extensive and substantial traditional stone and brick built OUTBUILDINGS ideal for equestrian use or for storage/further development (stp) set in around 16.66 acres (6.74 hectares)) of grazing and amenity land. The dwelling is located within 2 miles of the Victorian Spa Town of Llandrindod Wells. The property is in need of upgrading and would provide a super, secluded smallholding in the glorious mid Wales countryside.

- * Entrance Hall * Sitting Room * Lounge with inglenook fireplace * Fitted Kitchen/Breakfast Room *
- * Pantry/Dairy * Rear Entrance Lobby * Galleried Landing * Four Bedrooms * Bathroom * Shower Room *
- * Council Tax Band 'F' *

£650,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

Front Entrance Hall

Stairs rise to the First Floor. Doors to Sitting Room and Lounge.

Sitting Room

Having open fireplace (not currently used) and window to front.

Lounge

Spacious room with attractive inglenook fireplace having lintel over and currently fitted with a wood burning stove. Purpose built oak cupboard in alcove. Double aspect provided by windows to front and to rear.

Inner Lobby

Providing access to the Cellar, Pantry/Dairy and the Kitchen/Breakfast Room. Flagstone floor.

Cellar

Steps lead down to the Cellar.

Dairy/Pantry

Excellent sized room with flagstone flooring, shelving and window to side.

Kitchen/Breakfast Room

Matching base and wall units with worktops over. Electric cooker point. Flagstone floor, windows to front and to rear. Double doors give access to the:

Rear Entrance Porch

Flagstone floor, window to rear. Door to rear garden.

FIRST FLOOR

Galleried Landing

With windows to the front and to the rear this Landing provides access to each of the four bedrooms and to the bathroom.

Bedroom 1

Window to front.

Bedroom 2

Window to front.

Bedroom 3

Window to rear.

Bedroom 4

Window to side.

Bathroom

With panelled bath, low level wc suite and pedestal wash hand basin set in to a vanity unit. Window to side.

Rear Landing

Window to side. Also incorporates a Shower Room.

A stairs descends to the Kitchen/Breakfast Room.

Services

Mains electricity and water. Private drainage.



LAND

The land adjoins the farmstead and comprises of fields, wetlands and small wooded copses offering opportunities for small holding activities. It is generally level in nature and has latterly been used for grazing and for some fodder.

The land is separated in to several enclosures.

OUTSIDE

The property is approached from the council highway along a stoned roadway to the farmyard. Two traditional large outbuilding ranges flank the farmyard and offer excellent storage and/or animal housing opportunities.

Local Area - Llandrindod Wells

Llandrindod Wells, the county town and administrative centre of Powys and has an excellent range of facilities such as supermarkets,

butcher, health food shop, chemist, hospital, doctor's surgery, primary and secondary school.

Leisure facilities include a well equipped leisure centre with swimming pool and there are tennis courts, bowling greens (indoor and outdoor), lake and golf club..

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 14 miles distant. The west Wales coast and university town of Aberystwyth is 44 miles distant.

There is a railway station, on the Heart of Wales line providing connections to Swansea, Shrewsbury, Birmingham and beyond and it has excellent road links with close access to the A483, A44 and A470.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Council Tax

We are advised that the property is in Council Tax Band 'F'.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		10
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(21 plus)	A		
(81-91)	B		75
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		30
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not

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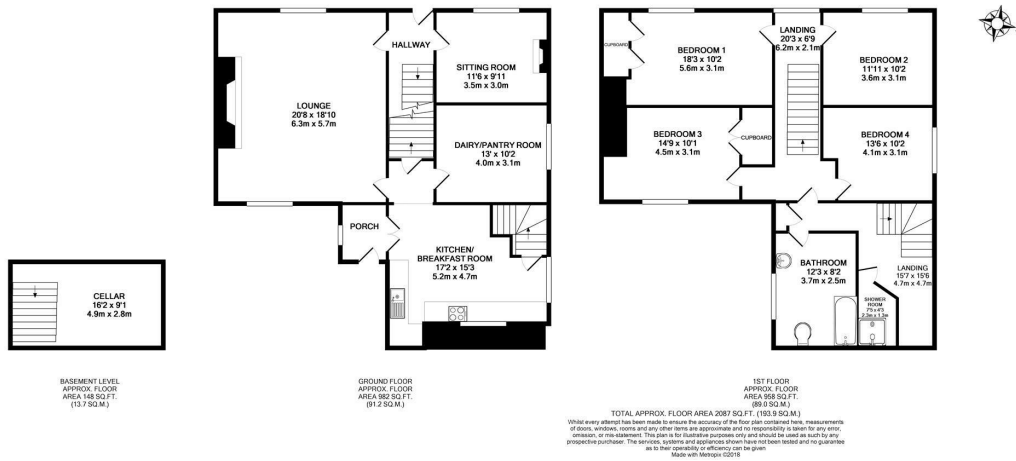
The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate

Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

PMA Reference

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