



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

The last section of a centuries-old family dynasty, Abercamlo offers all the character and historical features you would expect of a period stone farmhouse and OUTBUILDINGS, plus 16.66 acres (6.74 hectares) . The very spacious 4 bedroom home is complimented by a substantial STONE BARN and separate brick-built STABLING that offer endless opportunities for future development and ventures such as equestrian, storage and additional accommodation. The property is in need of upgrading and would provide a super, secluded small holding 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.

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.



STONE BARN

Very large barn with 16 arrow slit windows to the rear, 14 arrow slit windows to the front and three to each side. To the left hand side of the barn is a two storey barn with concreted floor, windows to the side and rear and with stairs to the boarded upper floor. At the right hand side there is open garaging with store space over.

BRICK BARN:

Previously used as stalls for cattle and sheep with room over to store hay, this barn offers loose-box space for horses and/or other animals. There are seven stable doors to the front aspect, each with a window opening at the side.

Set slightly away from the main house, these buildings provide lots of opportunity for further diversification, such to gaining any necessary consents.

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.

Services

Mains electricity and water. Private drainage.

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.

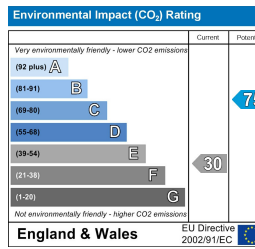
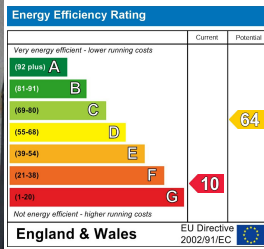
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The Property Ombudsman

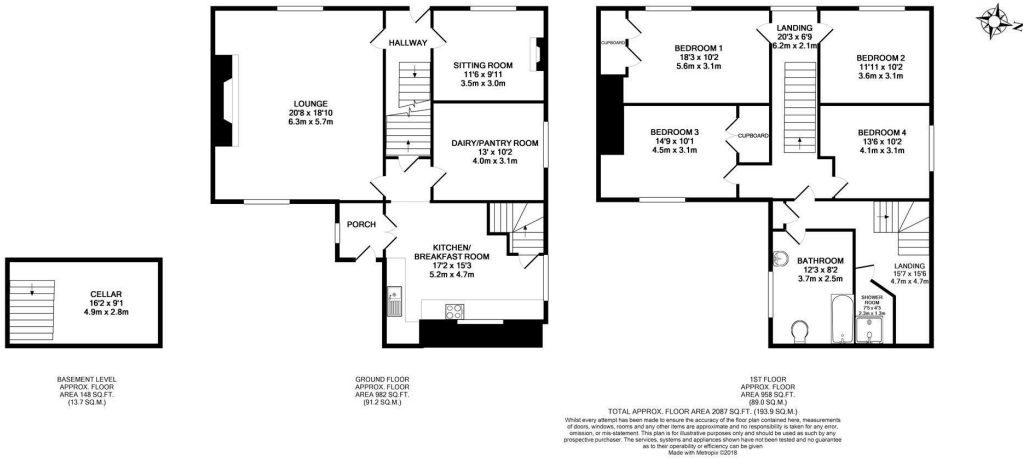
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PMA Reference
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