



SAMUEL WOOD

Spring Bank, Cefn Y Coed, Llandyssil, Montgomery, Powys, SY15 6LU

Offers In The Region Of £750,000



Spring Bank, Cefn Y Coed

Llandyssil, Montgomery, Powys, SY15 6LU



- Stunning Bespoke Property
- Five Bedrooms & Four Bathrooms
- Sitting Room & Study
- All Internal Fire Doors
- Wrap Around Gardens
- Idyllic Rural Location with Amazing Views
- Bespoke Dining Kitchen with Log Burner
- Double Garage & Driveway for 5 Cars
- 8000 Litre Rainwater Harvesting System
- Energy Efficient with EPC Rating B

Spring Bank, Cefn Y Coed is a captivating bespoke design, meticulously crafted by its current owner, capturing attention in a prominent self-build and design magazine. Nestled in a serene rural setting, the property offers an idyllic backdrop of breath-taking rural vistas and basks in the warm embrace of south-facing sunshine. Spanning three meticulously planned floors, the accommodation boasts five generously proportioned bedrooms and four bathrooms, ensuring ample space for comfortable living. With its unparalleled charm and thoughtful design, Springbank presents an enticing opportunity for prospective buyers seeking a harmonious blend of luxury, tranquility, and rural beauty. Viewing is highly recommended for those aspiring to experience the epitome of bespoke living in a picturesque countryside setting.

As you step into the welcoming reception hall of the ground floor, the allure of underfloor heating pervades, setting the stage for comfort and elegance throughout. The ground floor boasts a convenient shower room, a cosy sitting room perfect for relaxation, a study adorned with a log burner for a touch of rustic charm, and a magnificent kitchen diner equipped with integrated appliances and double side log burner sharing with the lounge, creating a warm and inviting atmosphere. Completing this level is a practical utility room.

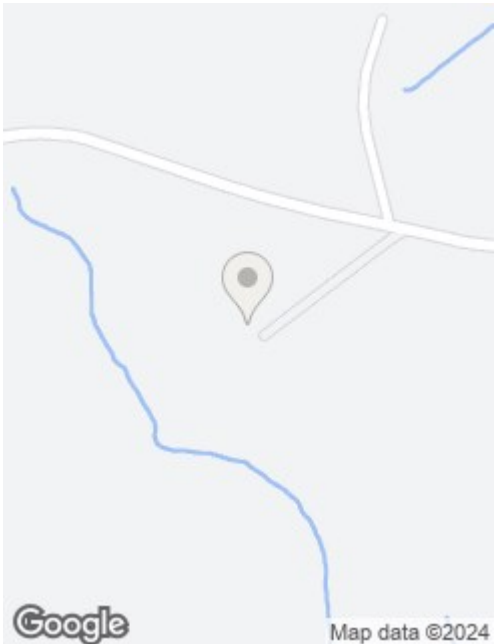
Ascending to the first floor reveals a haven of tranquility, with a family bathroom and three spacious bedrooms awaiting. The master bedroom, complete with an en-suite bathroom, offers a serene retreat, while the remaining bedrooms provide ample space for rest and relaxation. The second floor presents two additional bedrooms, a shower room, and a convenient storeroom, catering to the diverse needs of modern living.

Outside, Spring Bank exudes a sense of serenity and seclusion, with a private 5 vehicle driveway offering ample parking space for several cars and leading to a double garage for added convenience. The wrap-around gardens envelop the property in natural beauty, while a charming veranda provides the perfect spot for alfresco dining and leisurely gatherings. A greenhouse and storage shed further enhance the appeal of the outdoor space, offering opportunities for gardening enthusiasts and practical storage solutions alike.

With its impeccable design, luxurious amenities, and picturesque surroundings, Spring Bank epitomises the essence of countryside living at its finest.







Directions

The post code SY15 6LU leads to the next property which is 600yds along the tarmac road from the turning to the post code center.
What3Words failed: plot: settle:

Spring Bank, down a private access in the South facing hills of Mid Wales, an almost PassivHaus standard eco home. Benefitting from a Mechanical Ventilation and Heat Recovery air system, sixteen panel roof integrated Photo Voltaic and Thermal system providing electrical energy to the Tesla battery and heat energy to the water source heat pump for heating and hot water systems and earning annual Feed In Tariff payments in excess of £2,500.00, this together with a private well water supply, rainwater harvesting, 8,000litres storage, and septic tank drainage takes the property almost 'off grid'.

Broadband Speed: Basic 2 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
01597 826000

Council Tax Band: D

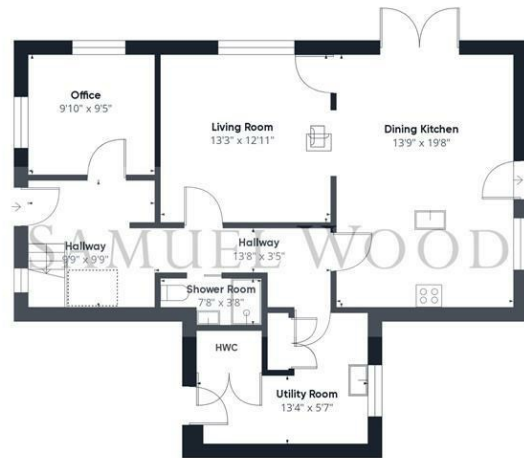
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.



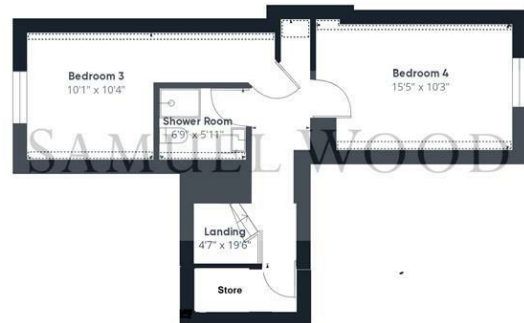




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
2118.43 ft²

Reduced headroom
51.82 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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