



Hundred House Inn, Bleddfa, Knighton, LD7 1PA
Price £620,000

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Hundred House Inn Bleddfa Knighton

An exciting opportunity to purchase a fully renovated period property dating back to 1524 with a wealth of period features throughout, with a rich history in the local community. Located in the small village of Bleddfa, in the heart of the Mid Wales countryside near the popular border towns of Knighton and Presteigne, its perfectly placed for accessing the surrounding area. The property is just over 4,400 sq ft in size with 1360 sq ft of COMMERCIAL space which is currently set up to be run as a pub and restaurant, but with planning permission could be used for a whole range of commercial uses.

- Detached Period House with business
- Presented to a high standard
- Over 4,400 sq ft with 1367 sq ft being commercial space
- Four Bedrooms, three bathrooms
- Landscaped gardens, parking
- Village location
- Countryside views
- Council tax C, Rateable Value £1,825
- EPC D
- Viewings from the 4th January 2023

Material Information

Price £620,000

Tenure: Freehold

Local Authority: Powys

Council Tax: C

EPC: D (60)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Hundred House has been serving the village of Bleddfa since 1524 and was originally the old court house for the area, in the 1880s this was moved to Brecon and then became a Coaching Inn. It was then run as a pub until it was converted into a home and the former courthouse to the side was extended to create a pub/restaurant. The current owner has spent time improving and decorating the property you see today and has created a truly fabulous property with an amazing business opportunity.

The accommodation comprises in the house of entrance hall, living room, kitchen/breakfast room, dining room, main bedrooms with ensuite, three bedrooms, bathroom and shower room. In the commercial part the property there is the bar area, dining area, kitchen, toilets and potential for accommodation above (with necessary permissions obtained).

Hundred House

The wonderful period front door leads into a front porch with space for hanging coats and storing dirty boots and then leads into the main house via an oak door, which are throughout the property. Off to the left is a living room with feature fireplace with inset wood burning stove and a lovely bay window with bespoke oak framed windows made by a blacksmith to replicate the originals, as all the windows throughout the house have been. Across the hall is the kitchen/breakfast room with another bay window, Inglenook fireplace and a lovely fitted kitchen with a central island, granite worktops and integrated electric oven hob and dishwasher. You can access the pub from the kitchen via two doors, ensuring the two parts of the house are separate. There is a door opening onto stairs leading down to a cellar which is very useful for storage. Off the kitchen is a large living/day room which could be a dining room with patio doors onto the garden and in between the kitchen and dining room is a feature full height window which floods the room with light, and doors onto the patio to the side of the house. There is also a beautiful feature wall covered in a bespoke designed wall art imported from Sweden and installed by the current owner.

On the first floor there is a central landing leading to the main bedroom with views to the front, stone walls, original judges wig holes, fireplace and a dressing area with fitted wardrobes. This leads onto the impressive ensuite bathroom with fireplace, roll top bath, separate shower and further period features from when the property was the court house. Off the landing a door leads to a galleried landing with the full height window flooding the area with light, with two handy cupboards, which leads to the second bedroom with Juliette balcony overlooking the gardens and views beyond. There is a bathroom with a P bath, tiled walls, power shower over the bath and towell radiator On the second floor there are two further double bedrooms with exposed beams and a shower room in between off the landing with an electric shower and tiled walls.

Hundred House Inn

The main door leads into the bar area with solid wood flooring, central fireplace with impressive chimney going up through the ceiling with an inset double sided wood burner and at the far end is a fully functioning bar, with sink underneath for bottle and glass washing. Double doors lead through to the dining area, with underfloor heating and then leads on to the fully fitted commercial kitchen and pump room. Off the dining area is a coridor leading to a WC and a door out to the pub garden. There are also toilets off the main bar area. The commercial use of A4. This part of the building offers potential purchasers a whole range of options, subject to planning permission, and could be used as a retail, office, warehouse, studio and a whole range of other uses.

Gardens, parking and pub garden

Timber double gates lead into a large gravelled area for parking. A timber gates leads through to the a patio area off the back of the house and the newly landscaped gardens which are mainly laid to lawn and have views out onto the hills beyond. The timber clad outbuilding is just beyond and could be used for further accommodation (subject to necessary permissions being obtained) or a home office.

The pub garden which is mainly laid to lawn and has plenty of space for table and chairs. for the warmer months for patrons to enjoy their surroundings.

Location

Bleddfa is a village which lies on the road from Knighton to Penybont and is located in the community of Llangunllo. Two hillforts belonging to around 200 B.C guard the village: Clog Hill above the village, and Llysin Hill to the west. There is also the Bleddfa Centre which visitors come from all over to visit. Bleddfa is near the market town of Knighton which is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 25 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 11.8 miles offers a further wider range of facilities.

Services and agents notes

Mains electricity, drainage and water are connected and the property has oil fired central heating. Council Tax Band C. Rateable value for the pub £1,825. From April 2023 it will be £3,600.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Knighton take the A488 to Llandrindod Wells. After approximately 7 miles you enter the village of Bleddfa, turn right and the property is immediately on your right as indicated by our For Sale board.



