



Hodrid House, Llanwrthwl, Llandrindod Wells, LD1 6NT
Guide Price £510,000

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Hodrid House, Llanwrthwl Llandrindod Wells

A detached period stone former farmhouse believed to date back over 500 years offering a wonderful characterful home in the upper Wye Valley with scope for further refurbishments in a great location. The property offers five bedrooms, three bathrooms and three reception rooms with potential for annexe accommodation for family or holiday lets in a area popular with tourists. Offered for sale with NO ONWARD CHAIN viewing is definitely recommended.

FEATURES

- Detached stone house
- Detached former granary - double garage with studio above
- Flexible accommodation - five bedrooms, three reception rooms
- Period features throughout - beams, fireplace and doors
- Gardens, parking and views
- Rural location near a village with strong community
- Situated in the Wye Valley on the Wye Valley Walk
- No onward chain



Material Information

Guide Price £510,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: F (25)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

Introduction

Hodrid House is a wonderful detached stone cottage dating back to Medieval times with plenty of period features and ample accommodation offering flexibility to buyers whether they need a large family home, ancillary accommodation for family or for rental possibilities. Located in the heart of Mid-Wales with the village being on the halfway point from North to South Wales its perfectly placed for accessing everything the area has to offer whilst enjoying a peaceful position and amazing views.

The accommodation comprises: entrance porch, hall, two ground floor reception rooms, one first floor reception room, kitchen/breakfast room, utility, five bedrooms, three bathrooms, dressing area and a small second kitchen. The property also has a detached former granary which is now a double garage with external steps leading to an attic studio space that could be a home office/gym.

Property description

On entering the property through the front door you find a central hall with period door leading off to reception rooms on the ground floor. To the left you find a wonderful medieval stone arch with period door leading into the reception room currently used as a dining room with large Inglenook fireplace, stone hearth, bread oven and a large oak beam. The room has windows to the front and rear and has stairs rising to the first floor and a door into the kitchen/breakfast room which is fitted with a range of traditional wooden wall and base units, space for appliances and a lovely blue AGA, exposed beams and under the carpet tiles are quarry tiles ready to be uncovered and refurbished. Across the hall is a second living room with exposed Oak frame, double aspect windows and a period door leading into a handy utility room, shower room and a bedroom.

From the dining room the period staircase with exposed stone walls wraps around up to the first floor where you find two bedrooms, the larger bedroom has the exposed Cruck frame on show and has a dressing area with walk in wardrobe

and views from the window onto the mountain behind. The bathroom is fitted with a traditional four piece suite with white tiling, patterned wall paper walls and a window overlooking the gardens.

The second staircase rises from the rear porch and leads up to a second landing with doors leading to two bedrooms, both with exposed timber frame and a shower room fitted with a traditional three piece suite. There is a living/dining space with Velux windows and a window to the side flooding the room with light and a door off to a small kitchen area. This space offers buyers flexibility to create an annexe for family or for income from tourists visiting the area.

Gardens, garage and parking

The property has a gated entranceway with bespoke made double gates leading to the gravelled driveway with parking for a number of cars. There are double garages with up and over doors, stone walls and have a room above that has been used a studio space but has potential to be developed further into ancillary accommodation.

The gardens are to the rear and side of the property with a patio area running across the front, steps leading down to the driveway and a lawned area with a rockery to the side and area for seating. There are a wealth of established plants, trees and shrubs and areas of lawn. The garden has real scope to be landscaped into spectacular space and enjoys views over the Wye Valley and surrounding mountains.

Location

Llanwrthwl is a village and community in Powys, Mid Wales, and the historic county of Brecknockshire. Llanwrthwl lies off the A470 road, north by road from Builth Wells and Newbridge-on-Wye and south of Rhayader. It lies on the River Wye and River Elan and the village is accessed by a bridge over the Wye. A nearby Service Station offers fuel sales and has a well stocked supermarket and cafe. The village has a Church, a Chapel and a well looked after village





hall. The market town of Rhayader, sits in the beautiful upper Wye Valley, some 5 miles North, with its primary school, well equipped leisure centre, doctor's surgery, pharmacist, butchers, grocers, delicatessen as well as many public houses and inns. Elan Valley is a beautiful nature reserve owned by Dwr Cymru and offers reservoirs, dams, mountains and open hills, a perfect place to explore the outdoors. The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. The west Wales coast and university town of Aberystwyth is 34 miles distant.

Services

Mains electricity and water. Private drainage. Oil fired heating off the AGA or boiler. Bottled gas for hob,

Anti-Money Laundering Regulations

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Agents notes

Prospective purchasers are advised the property has an adjacent neighbour, Hodrid Barn that backs onto the courtyard. We also advise the current owners have replaced the electrical connection into the house and its all been replace to current regulations including the wiring and fuse board. They have also had all of the guttering, soffits and downpipes replaced.

DIRECTIONS

Using what three words the property can be located using [///detriment.winners.sugars](#) From the A470, heading North, turn left after the service station signposd Llanwrthwl. on entering the village turn left onto the no through road and follow for approx. 1.3 miles and the property can be found on the left hand side.



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