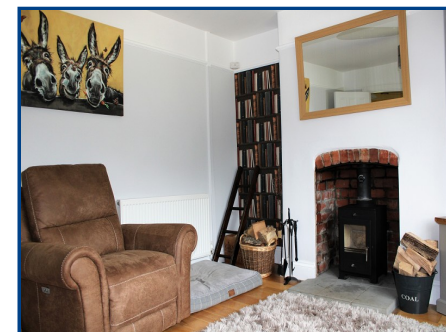
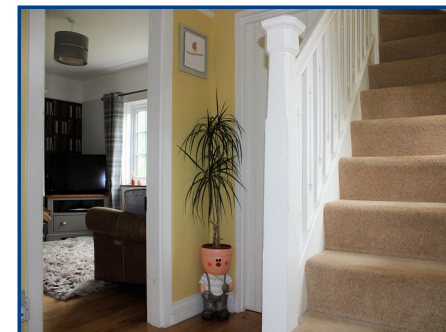


**1 Springfield Cottage
Llanstephan
Brecon
LD3 0YT**

£379,950

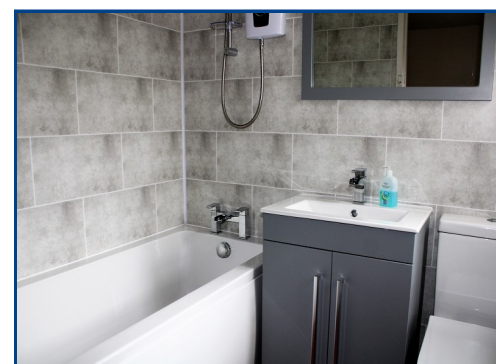
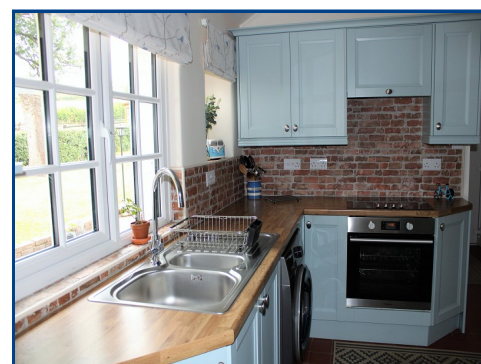


- Semi-Detached House
- 3 Bedrooms
- Semi-Rural Location
- Countryside Views
- 2 Reception Rooms
- Triple Garage & Parking
- Double-Glazed & Oil-fired Central Heating
- Generous Gardens to Front, Side & Rear
- Well Presented Accommodation Throughout
- Outbuildings

General Description

An attractive 3 bedroom semi-detached period property located in the semi-rural hamlet of Llanstephan near Erwood. The property enjoys well presented accommodation throughout, generous gardens with a Triple Garage and superb countryside views.

EPC Rating: E51



Viewing: **01874 622 488**

Website: **www.ctf-uk.com**

Email: **brecon@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

1 Springfield Cottage, Llanstephan, Brecon, LD3 0YT.

Property Description

1 Springfield Cottage is a lovely semi-detached country cottage built in the 1930's as a gardeners cottage for the local estate, which is positioned in a beautiful location within this lovely semi-rural hamlet. The property is surrounded by uninterrupted views and rolling fields, and offers well presented accommodation throughout, benefiting from three bedrooms, and two reception rooms which has been tastefully improved and updated by the current owner, whilst retaining much character and original features, such as fireplaces and picture rails etc.

The property to the Ground Floor includes an Entrance Hall with a useful Pantry with built-in storage and under-counter wine chiller. The Hall leads on to the Living Room with feature wood burning stove, and to the Lounge/Dining room with an oil-fired Rayburn Stove and built-in storage cupboards. The Dining Room leads onto the well appointed Kitchen with a selection of fitted wall & base units, built-in electric oven & hob, with space for white goods and washing machine. A rear Lobby leads on the the ground floor Bathroom and on to the Lean-to Porch and and Store room. To the First Floor, a light and airy landing leads on to the Three Bedrooms, with two of the bedrooms featuring cast iron fireplaces.

Hall (8' 6" x 6' 6") or (2.60m x 1.99m)

Pantry (4' 8" x 6' 6") or (1.42m x 1.99m)

Living Room (13' 5" x 10' 10") or (4.08m x 3.29m)

Dining Room/Lounge (20' 3" x 10' 5") or (6.18m x 3.18m)

Kitchen (9' 9" x 8' 10") or (2.96m x 2.69m)

Bathroom (6' 11" x 5' 7") or (2.12m x 1.70m)

Lean To (6' 2" x 5' 9") or (1.87m x 1.75m)

Store (8' 0" x 5' 9") or (2.45m x 1.75m)

Bedroom 1 (13' 1" x 13' 11") or (4.00m x 4.24m)

Bedroom 2 (11' 4" x 11' 7") or (3.46m x 3.54m)

Bedroom 3 (11' 0" x 8' 4") or (3.36m x 2.53m)

Garage Block (30' 7" x 15' 1") or (9.31m x 4.59m)

Outside

The property is approached through a gated driveway that is owned by the property but is shared with No.2 (the neighbouring property which has it's own gated entrance to the rear). The graveled drive leads a detached Triple

1 Springfield Cottage, Llanstephan, Brecon, LD3 0YT.

Garage which has 3 double hardwood doors and overhead storage, and offers ample off-road parking. To the front, an attractive path leads to the front with an lawn garden with well stocked planted borders and leading to the side garden which has an paved patio area with raised flower beds, and leads onto the rear garden with a further lawn, and access to the adjoining garden stores and a further carport/store (offering potential to convert subject to the necessary approvals).

Triple Garage: 9.31m x 4.59m

Location

Llanstephan is a semi-rural hamlet located near Boughrood and Llyswen, which are villages that are located to either side of the River Wye. They offer a selection of local facilities in the form of two public houses, a primary school, garage, shop, cafe, and village hall. The market towns of Brecon, Hay-on-Wye and Builth Wells are all around 10-15 minutes drive away and offer a wider range of social activities, shopping and leisure facilities. The surrounding countryside is particularly well known for its outstanding natural beauty with the Brecon Beacons, Black Mountains and Wye Valley providing ample walking, cycling and riding opportunities.

General Information

Please be advised that there is an historic public footpath that runs across the two properties and into the field beyond which is

no longer used. This footpath has since been diverted by an official signposted public footpath which now runs along the entrance driveway to No.1 and into the same adjacent field as before. The current owner has made an application for this section of the footpath to be officially updated on the plans by the local authority which has been acknowledged by the council but it awaits to be actioned. This may affect the ability to currently secure a mortgage on the property and therefore we are asking for cash buyers for this property to avoid disappointment, as mortgage lenders are likely to refuse a mortgage application for this reason until the footpath has been officially updated.

Services

We are informed that the property is connected to Mains water and electricity with a shared septic tank drainage system with next door.

Oil fired central heating system via Rayburn

Wood Burning Stove

Council Tax Band: C - Powys County Council

EPC Rating: TBC

Tenure: Freehold

