



Lower House, Llanbadarn-y-Garreg, Built Wells, LD2 3YD



Sunderlands
Residential Rural Commercial



Lower House
Llanbadarn-y-Garreg
Builth Wells
Powys
LD2 3YD

Summary of features:-

- A charming period stone house
- Extensive and beautifully presented accommodation
- Full of charm and character
- Set in approximately 7 acres with outbuildings

Builth Wells 9½ miles
Hay-on-Wye 11 miles
Hereford 31½ miles

Description

Lower House is a delightful and beautifully presented home offering four-bedroom accommodation and an exceptional kitchen/breakfast room with two further reception rooms.

Overall, the property is set in approximately 7 acres with a mixture of glorious gardens and sloping fields leading down to the River Edw.

Situation

Llanbadarn-y-Garreg is a tranquil and picturesque area found a short distance from Rhulen and the village of Aberedw which sits alongside the River Edw.

The property is located approximately 9½ miles from Builth Wells. This popular market town offers an excellent range of services and facilities including primary and secondary education, a small supermarket, a range of independent shops, a cinema and a leisure centre. The town is famous for being the home of the Royal Welsh Showground which hosts a range of events throughout the year including a Winter Fair, Smallholding and Countryside Festival and The Royal Welsh Show, which is renowned for being one of the largest agricultural shows in Europe.

Hay-on-Wye is approximately 11 miles away and is also a popular tourist destination. The town, which is found within the Brecon Beacons National Park, is known around the world for its

outstanding scenery and hosting the Hay Literary Festival annually in May.

The Accommodation

Lower House has been a much-loved home to the current owner for over 20 years. In that time, a large number of improvements have been made including handmade doors and windows and adding the garden room and kitchen. You enter the house from a side door into the entrance porch where there is a set of double doors to the right which open into the beautiful kitchen/breakfast room.

An oak-framed modern extension, the kitchen is a wonderful entertaining space with a vaulted ceiling, windows to all sides overlooking the amazing views, and doors leading out to a veranda. The kitchen is well equipped with a wide range of bespoke kitchen units and integral appliances including two eye-level electric ovens and a range cooker with gas hob.

Adjacent to the kitchen is a walk-in pantry and utility room with a sink, storage and plumbing for a washing machine and dryer. From the entrance porch an inner corridor links through to the sitting /dining room which features exposed beams, a large inglenook fireplace with a Clearview wood-burning stove, the front door and windows to two aspects.

Off the inner corridor is a useful storage room and access into the library with handmade oak cupboards, and shelving.

From there, a door leads to the garden room.

A further door from the library leads into a second hall and the back door. There is also access to a tiled wet room with a shower, w.c and wash-hand basin. At the end of the hall lies the fourth bedroom.



A handmade, oak staircase goes up from the sitting room to the spacious, dual-aspect landing. Doors open from there to a single bedroom with a window to the rear and a double bedroom with windows to two aspects.

The master bedroom is of an exceptional size with a free-standing bath, windows to both sides, a walk-in wardrobe and a set of double doors out onto a balcony. A jack-and-jill shower room and wc leads back onto the landing.

Overall, the accommodation is beautifully presented, taking full advantage of the retained character features and charm of the property, including the original exposed beams, timbers and oak flooring.



Outside

The property is approached from the council-maintained road via a private driveway and through a gated entrance into the driveway area.

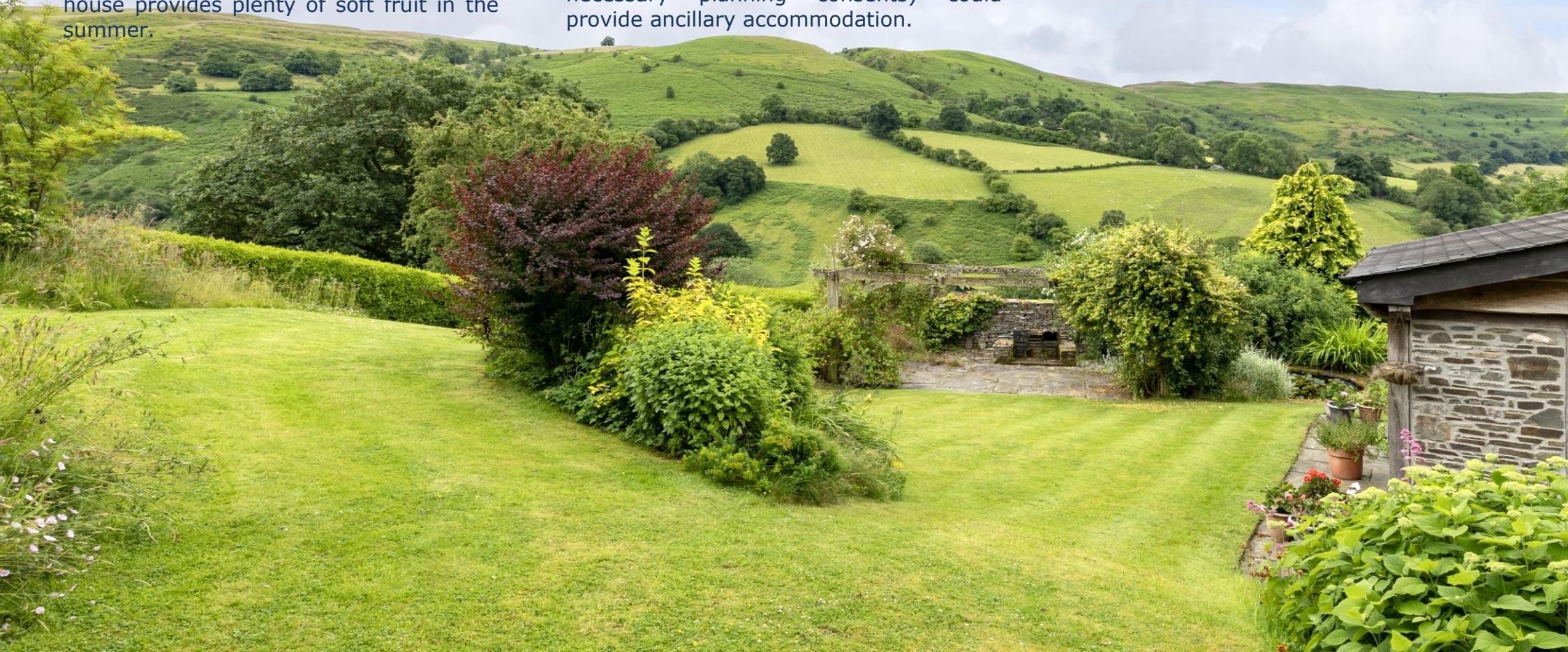
The gardens to the side offer well stocked floral and herbaceous borders, a timber pergola with hedging to one side and an original stone wall.

From the kitchen there are doors out onto a veranda taking advantage of the breathtaking views. Below the studio, above the main garden is a productive vegetable patch with raised beds and a polytunnel. A fruitcage to the side of the house provides plenty of soft fruit in the summer.

A path leads from the kitchen down the side of the house to the basement, which houses the biomass log boiler and has plenty of storage space.

Adjacent to the driveway there are two useful outbuildings. The barn (3.99m x 9.17m) is of steel portal construction with timber cladding, a concrete floor, power and lighting. The barn is open to one side and has a set of double doors to the front. The larger building (11.31m x 4.15m) is a mix of timber and stone construction with a tiled roof, windows, power and lighting. The building is currently used as a studio/workshop but (subject to the necessary planning consents) could provide ancillary accommodation.

From the garden, a gate leads down across a dingle to the land. Here, a mown pathway wends its way down through the land to the south to the River Edw. The land has been very much kept for nature and is a haven of peace and tranquillity for the local wildlife with a wide variety of wildflowers and hundreds of trees planted by the current owner. Adjacent to the river is a seating platform and table which takes full advantage of the peaceful surroundings.



Services

We are advised that the property is connected to mains electricity, private shared water, private drainage and biomass boiler central heating. There are solar panels on the main house for hot water in the summer. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council "G"

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye, take the B4350 in a south-westerly direction leaving the town on the Brecon road and continue to the village of Glasbury.

Proceed past the petrol station onto the A438 continuing onto Three Cocks. When rising the hill in Three Cocks, turn right onto the A4079 (signposted Builth Wells & Llyswen).

Follow the course of the road and on entering the roundabout take the 2nd exit towards Builth Wells.

Proceed through the village of Llyswen onto the A470 and after passing through the village of Erwood take the next right-hand turn over the bridge onto the B4567 (signposted Aberedw).

Continue on this road for 3 miles then take the right-hand turn into Aberedw village.

Proceed through the village and along the road for 3.8 miles then take the left-hand turn over the small bridge (signposted Llwyn Farm).

Continue past the farmyard and along the lane for 0.5 miles and then turn left onto a small lane. Proceed along the lane where the entrance will be found on the left-hand side as denoted by the nameplate Lower House.

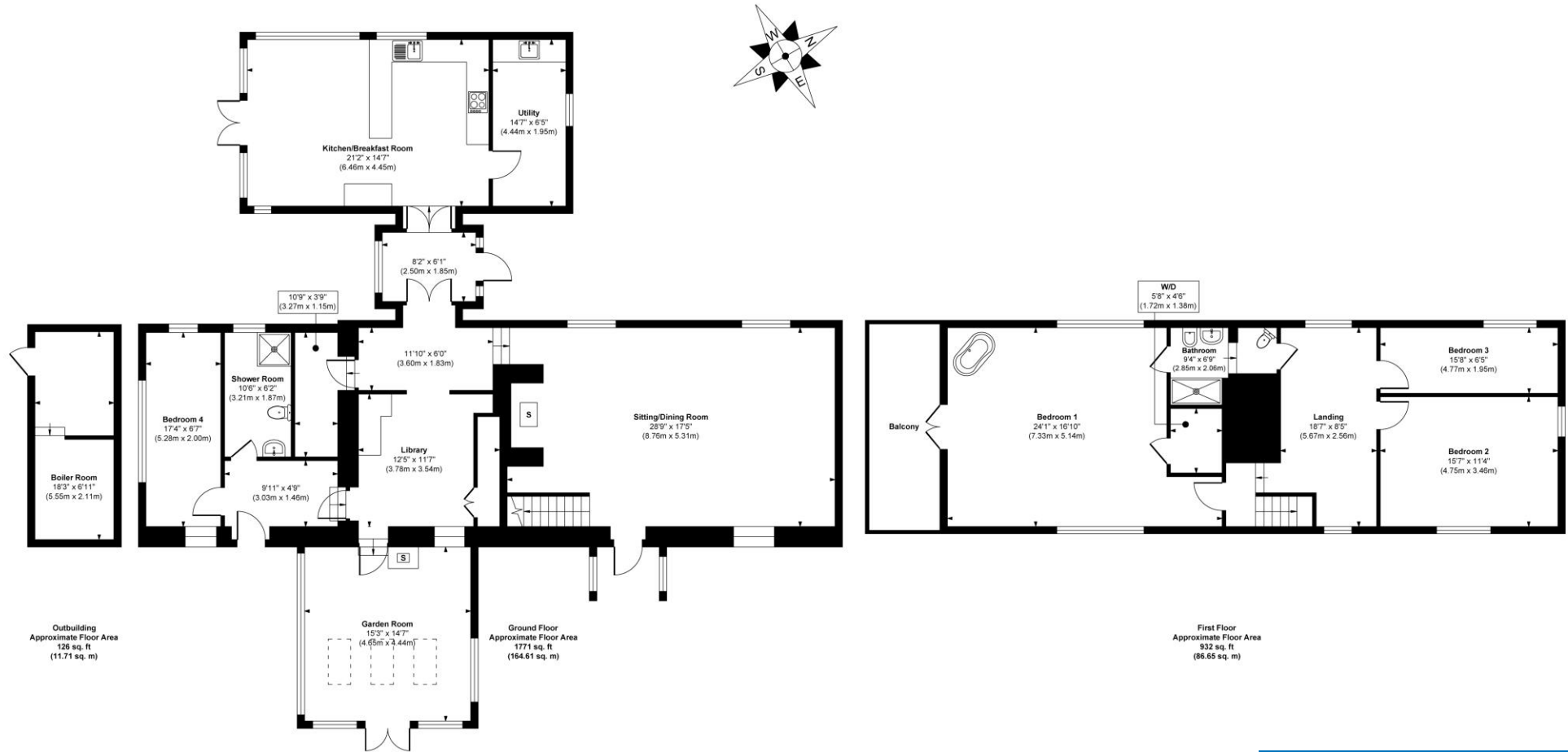
Continue down the driveway to the house.



What3words – [diver.copper.duration](https://www.what3words.com/diver.copper.duration)



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Approx. Gross Internal Floor Area
Main House = 2703 sq. ft / 251.26 sq. m
Outbuilding = 126 sq. ft / 11.71 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.