

**Holters**

Local Agent, National Exposure

**Coedgwgan Mill, Crossgates, Llandrindod Wells, LD1 6RS**

**Offers in the region of £535,000**



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# Coedgwgan Mill, Crossgates, Llandrindod Wells, LD1 6RS

Just stop scrolling through properties and take a look at this!! Wow, this is an absolute gem!

- Wonderful Welsh Cottage
- In a Quiet yet Handy Location
- Four Modern Bathrooms
- EPC tbc

## Key Features

- Wonderful Welsh Cottage
- With Stunning Gardens Backing onto a Brook
- Immaculate Inside & Out
- In a Quiet yet Handy Location
- Within a Short Drive of Shop & Spa Town
- Offering Five Double Bedrooms
- Four Modern Bathrooms
- Stunning Sun Room Overlooking Gardens
- Summer House, Detached Garage & Outbuildings
- EPC tbc

## The Property

Tucked away in a peaceful rural setting just 4 miles from the historic spa town of Llandrindod Wells, this beautifully presented 5-bedroom, 4-bathroom character cottage offers a perfect blend of period charm and modern comfort. The property boasts generous living accommodation, including a fabulous sunroom that overlooks the immaculately landscaped gardens, an idyllic spot to relax and enjoy the surrounding views in every season.

Inside, the cottage retains many original features, with tasteful updates throughout. The spacious kitchen, multiple reception rooms, and well-proportioned bedrooms provide flexibility for family living or entertaining guests. With four bath/shower rooms, comfort and convenience are ensured. Set in a quiet but accessible location, the cottage offers the best of both worlds, tranquil countryside living with easy access to the amenities, shops, and transport links of Llandrindod Wells. If you're looking for your forever home, we believe this immaculately presented character-filled residence is a

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rare opportunity not to be missed!

As you enter the property you step into a side entrance porch which gives access to the lounge and fifth ground floor double bedroom. This bedroom is ideal for guests as it provides some privacy and has the benefit of a modern en-suite shower room which was fitted in 2022. The lounge is a pleasant room with a stone fireplace and wood burning stove, the lounge is open plan into the conservatory/sun room which is for us the absolute selling point! This fabulous space overlooks the stunning gardens and it is a pleasure to sit and relax in. Also accessed off the lounge is the large kitchen/dining room. L-shaped it works really well to provide a comfortable dining space and large kitchen area. The kitchen offers ample fitted wall and base units with integrated appliances and a breakfast bar. From the kitchen windows again overlook the garden and well kept flowering beds. To the side of the kitchen is a large utility room with side access to the garden and a ground floor bathroom which was updated in 2022 to offer a modern white suite.

From the lounge a stair leads to the first floor with a handy office accessed off the half landing, perfect for someone working from home. The first floor accommodation continues to impress in both size and presentation. The master bedroom is a fantastic room, with fitted double wardrobes and windows to two elevations overlooking the garden. What a superb way to start your day by drawing the curtains to see the fabulous grounds that come with the property. The master bedroom has the benefit of a modern

en-suite shower room to the side. Bedrooms two, three and four are all doubles with bedroom four having the benefit of under eaves storage. The family shower room again offers a modern white suite which is immaculately presented for sale.

## Outside

The property is approached through a double gated access which leads to the gravelled parking and turning area. With ample room for several vehicles, and access to the impressive detached double garage/workshop. To the side of the workshop are some timber garden sheds which are a great space for additional storage. The gardens are an absolute delight! Extremely well maintained they provide an extensive lawn, with mature planted beds and borders. All to be enjoyed by a paved seating area to the side of the house, under a recently built pergola. There is a summer house in a slightly elevated position from where you are able to admire the full extent of the grounds. Meandering behind the hedgerow is the Clywedog Brook which forms the boundary but with a gated access you are able to enjoy the peaceful setting of the water running by.

## The Location

The property is located a short drive from the Mid Wales village of Crossgates, which offers a close knit community and has facilities to include a petrol station, cafe, shop as well as a primary school and proves a very popular village to live.

The village is located a 5 mile drive from the town of Llandrindod Wells or more locally known as Llanddod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and



educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

#### Nearest Towns

Crossgates - 0.7 mile  
Llandrindod Wells - 4 miles

Rhayader - 9 miles  
Newtown - 22 miles

#### Services

We are informed the property is connected to mains water and electricity. Private drainage.

#### Heating

The property has the benefit of oil fired central heating. Fitted solar panels.

#### Council Tax

Powys County Council - Band F.

#### Tenure

We are informed the property is of freehold tenure.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Referral Fees

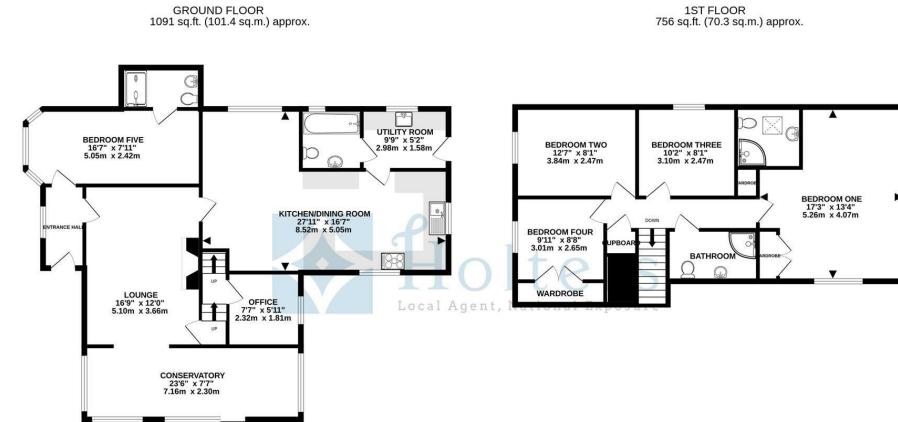
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1,843 sq ft. (172.7 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	63
(69-80)	C	
(59-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

