



Troedrhiwfedwen Crossing Cottage, Llanbister Road, Llandrindod Wells, LD1
Guide Price £265,000

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Troedrhiwfedwen Crossing Cottage

Llanbister Road

Llandrindod Wells

A detached Victorian railway cottage sat just off Llanbister Road, sitting beside a rural level crossing on the Heart of Wales Line. It is a three-storey, three-bed detached property with panoramic countryside views and a wonderfully secluded position. The cottage has been tastefully modernised, retaining character while benefiting from updates such as double-glazed sash windows, a hand-built kitchen, multi-fuel stove, and an oil-fired Rayburn.

- Detached Victorian railway cottage
- Rural position with views over fields and railway line
- Two/Three bedrooms
- Charming interior
- Garden, parking and garage
- Updated and renovated by current owners

Material Information

Guide Price £265,000

Tenure: Freehold

Local Authority: Powys

Council Tax: D

EPC: F (28)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 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

Crossing Cottage is a charming two-three bed detached cottage set directly alongside the iconic Heart of Wales railway line, offering a wonderfully unique rural setting. The property enjoys a traditional cottage feel with cosy accommodation, character features and far-reaching countryside views. Its position beside the line adds a distinctive sense of history and charm, with regular trains passing through the rolling Mid Wales landscape. Ideal as a peaceful home or rural retreat, Crossing Cottage combines rustic appeal with the views over open fields, quiet lanes and the scenic surroundings typical of this part of Radnorshire. The accommodation typically includes a lounge, kitchen/diner, two bedrooms and bathroom on the first floor, plus a lower-ground-floor bedroom/study. Outside, it offers terraced gardens, a store room, log store, and a garage/workshop located around 50 yards away. The setting is exceptionally peaceful, with open farmland, deciduous woodland and long-reaching views in every direction

Property description

Stepping into Crossing Cottage, you enter a small porch that leads directly into the living room, a cosy space with dual aspect, a AGA Ludlow Multi fuel stove with brick fireplace and room for comfortable seating. From here, a short internal hall connects to the kitchen/dining room, which offers a practical layout for everyday cooking and informal dining, with views out to the surrounding countryside. The kitchen was built by Shepherd Hills of Craven Arms with oak doors and worktops and designed to fit the space and a Burgundy oil-fired Rayburn, quarry tiled flooring. From the ground floor, stairs also lead down to the lower-ground floor, where a versatile bedroom/study sits alongside a useful store room (accessed from outside), offering excellent flexibility for hobbies, home working or additional accommodation.

Stairs rise to the first floor, where you find two bedrooms. Bedroom One is a generous double with balanced proportions, while Bedroom Two provides an ideal single room, office or nursery. A family bathroom fitted with a white suite with Monsoon shower head over the bath, vanity sink, illuminated mirror, panelled walls and an airing cupboard.

Gardens, parking and garage

The property includes a detached garage/workshop positioned a short distance from the cottage, providing secure parking, storage and workspace. The gardens are located to the side of the cottage, with steps leading down, passing the access to store room, and have been landscaped by the current owners to offer grassed levels with scope for further development. There is also a log store.

Location

Llanbister Road sits just outside the rural village of Llanbister, surrounded by the rolling Mid Wales countryside that defines this peaceful stretch of the Radnorshire landscape. The area is characterised by open farmland, wooded hillsides and far-reaching views, with quiet lanes linking small communities such as Dolfor, Penybont and Llananno. Llanbister itself offers a traditional village feel, with a church, community hall and easy access to walking routes across the surrounding hills. Despite its rural setting, the wider area benefits from convenient links to Llandrindod Wells and Newtown, making it a popular location for those seeking countryside living with practical connectivity.

Services

The property has mains electricity and water and private drainage to a septic tank. The property electric heating and multi fuel stove.

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.

Broadband and Mobile

Mobile signal and Broadband speeds can be checked using the links below.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD15uP&upm=10011732877>

<https://www.ofcom.org.uk/mobile-coverage-checker>

DIRECTIONS

Using What three words \\\ bitter.showcases.presses Leaving Knighton travel on the A488 to Llandrindod Wells for apprx. 5 miles turn right for Llangunllo, B4356, passing through the village. At the railway bridge continue straight on, signposted for Llanbister Road, after apprx. 100 yards turn right onto the lane where you can cross the railway line(please follow instructions) and the property is in front of you as indicated by our for sale board.



