Gwalia Properties



No Display Address Found

£370,000



Bedrooms: 6 | **Bathrooms:** 6 | **Receptions:** 3

Introduction
Occupying a prominent position close to the centre of the historic Victorian spa town of Llandrindod Wells, Portland House is an impressive Grade II listed landmark building offering a rare combination of architectural character, generous accommodation and exciting possibilities for future use.

Arranged over four floors, this substantial property retains many of the attractive features associated with its Victorian heritage, including high ceilings, well-proportioned rooms and traditional architectural detailing.

Previously operated as a tea room and restaurant with boutique bed and breakfast accommodation, Portland House offers considerable versatility. Whether looking to establish a hospitality business, combine commercial premises with private living accommodation or explore alternative residential uses, the property provides an interesting opportunity, subject to the necessary planning and listed building consents.

Ground Floor – Former Commercial Accommodation
The ground floor was previously utilised as a tea room and restaurant, providing accommodation suited to its former hospitality use.

The layout incorporates a restaurant area, kitchen, WC facilities and two useful storage rooms.

This floor offers potential for a variety of future commercial uses, subject to the necessary consents, while benefiting from its position close to the town's main shopping area.

First Floor – Residential Living Accommodation
The first floor provides spacious and flexible residential accommodation, with generously proportioned rooms reflecting the character and scale of this Victorian building.

The accommodation comprises a lounge, separate dining room, kitchen, study and shower room.

These rooms offer comfortable living space and could be arranged to suit a variety of lifestyles, whether as private owners' accommodation or as part of a wider residential arrangement.

Second Floor – Bedrooms and Bathrooms
The second floor provides three bedrooms, including one with an en-suite facility, together with a separate family bathroom.

The generous room proportions and period character continue throughout this floor, providing flexible accommodation for family living or guest use.











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