

Hollybush

Gwenddwr, Builth Wells, Powys LD2 3HQ



**Hollybush
Gwenddwr
Builth Wells
Powys
LD2 3HQ**

- ***1675 sq ft of accommodation***
- ***Set in approximately 0.45 acres of gardens, woodland and natural vegetation.***
- ***4 bedrooms and 2 bathrooms***
- ***Peaceful edge of hamlet setting surrounded by beautiful countryside***

**Builth Wells 9 miles
Hay on Wye 13 miles
Brecon 15 miles**

INTRODUCTION

Occupying a peaceful position on the edge of a small rural hamlet, this traditional cottage stands within approximately 0.45 acres of gardens and grounds, extending to an uncultivated area of woodland that descends to a river Gwenddwr along the northern boundary. Offering a wonderful opportunity for those seeking a country lifestyle, the property enjoys a tranquil setting with excellent potential for a purchaser to update and personalise to their own taste.

The well-proportioned accommodation includes a comfortable sitting room, kitchen, study, utility room and cloakroom, while the first floor provides four bedrooms and two bathrooms. One of the bedrooms is accessed via its own staircase, creating an ideal guest suite, teenagers' room or private home office.

Outside, the gardens provide ample space to relax and enjoy the surrounding countryside, whilst the adjoining woodland create a natural haven for wildlife and enhance the property's peaceful setting. Combining character, versatility and considerable potential, this is an appealing country home in an attractive rural location.



LOCATION

The property is situated within the peaceful rural hamlet of Gwenddwr, surrounded by the gently rolling agricultural countryside for which this part of Mid Wales is renowned. The nearby village of Erwood, just a short drive away, provides a popular village pub, while a wider range of shopping, educational and leisure facilities can be found in the market towns of Builth Wells (approximately 9 miles), Hay-on-Wye (13 miles) and Brecon (15 miles).

The beautiful Wye Valley lies just a few miles away, offering an abundance of scenic walks, riverside pursuits and outdoor activities. This attractive rural location provides the perfect balance of tranquillity and accessibility, making it an ideal base from which to enjoy the surrounding countryside while remaining within easy reach of the area's principal market towns



ACCOMMODATION

The property is approached via a practical entrance porch, providing an ideal space for muddy boots and outdoor clothing before entering the welcoming reception hall, from where a staircase rises to the first floor.

The accommodation is well arranged and offers a flexible layout suited to a variety of lifestyles. A useful utility/cloakroom is fitted with a WC, wash hand basin, LPG-fired boiler and plumbing for a washing machine. The principal sitting room is a comfortable and characterful space, featuring exposed ceiling beams, a fireplace and French doors opening directly onto the garden, allowing natural light to fill the room.

The kitchen is fitted with a range of traditional units incorporating an integrated oven and hob, with space for a dishwasher and fridge. There is ample room for a dining table, making it an ideal space for everyday family meals, while the beamed ceiling adds to the cottage's character.

Beyond the kitchen, an inner hallway provides additional storage and leads to a second staircase serving a separate section of the house. Adjacent is a versatile ground floor room, ideal as a home office, snug or hobby room.

The principal staircase leads to the main first-floor landing, from where there is access to three bedrooms, including a generous double bedroom with dual-aspect windows enjoying plenty of natural light. The family bathroom is fitted with a bath, WC and wash hand basin, while a large built-in cupboard provides valuable additional storage.

The fourth bedroom is approached via the secondary staircase, creating a greater sense of privacy. Benefiting from its own en suite shower room, this part of the house lends itself perfectly to guest accommodation, independent family members or those seeking a dedicated work-from-home space.



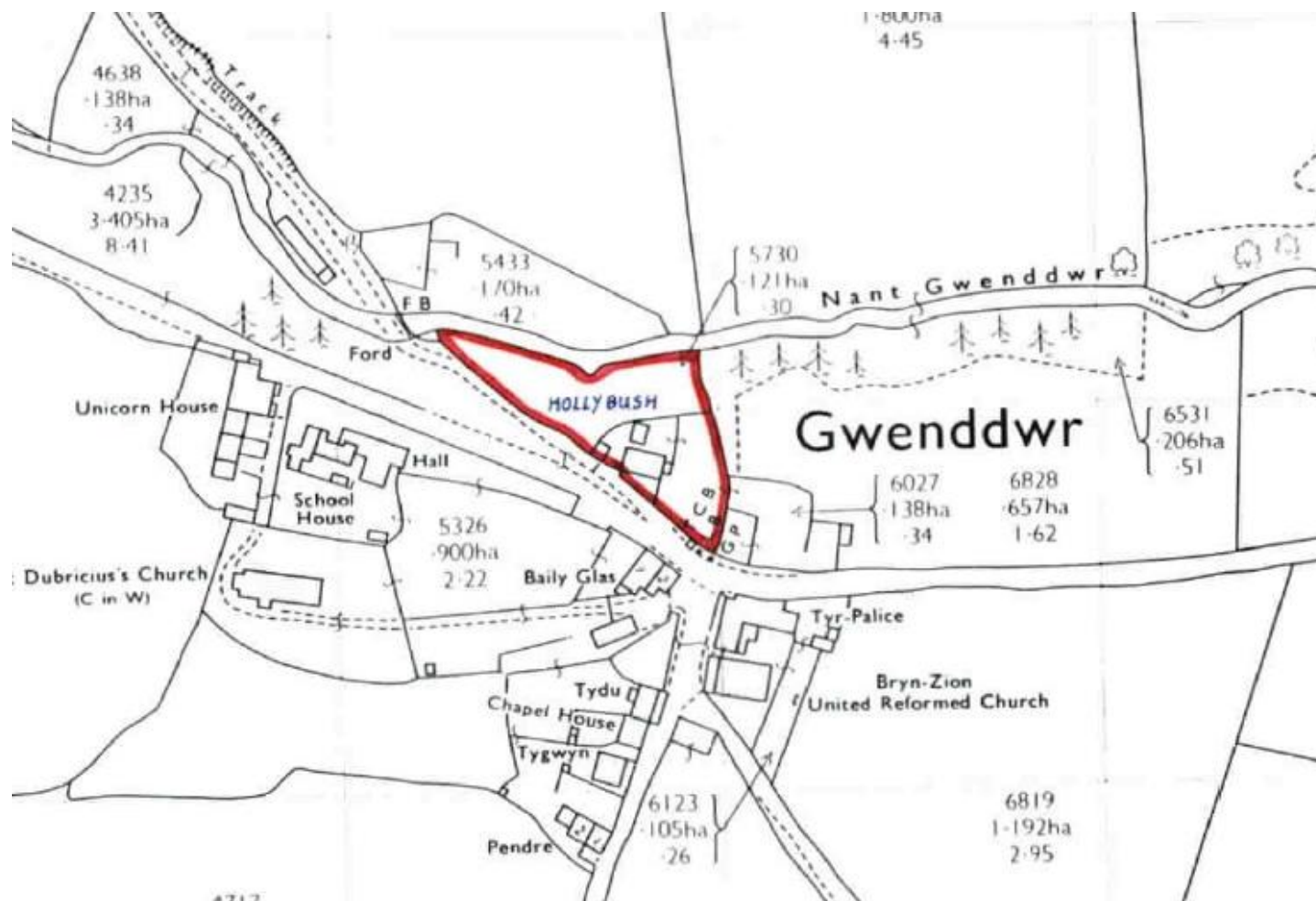




OUTSIDE

The property stands within approximately 0.45 acres of gardens and grounds, offering an attractive outdoor setting with ample space for families, gardening enthusiasts and those wishing to enjoy the surrounding countryside. The principal garden is predominantly laid to lawn and is interspersed with a number of mature trees, creating a pleasant and established environment. To the side of the cottage, a gravelled driveway provides off-road parking for several vehicles.

Beyond the formal gardens, the grounds extend into an uncultivated area of woodland and natural vegetation, creating an attractive wildlife habitat and enhancing the property's rural appeal. This area gently descends to the river along the northern boundary, providing a delightful natural feature and a peaceful backdrop to this charming country cottage.



SERVICES

The property is connected to mains electricity, water and drainage. LPG gas fired central heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "E"

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///juicy.worker.scar

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	35 F	
1-20	G		

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911

Holly Bush, Gwenddwr, Builth Wells, LD2

Approximate Area = 1675 sq ft / 155.6 sq m

For identification only - Not to scale

