Clare
Evans & Co

Estate & Letting Agents, Auctioneers

1 Paddock Cottage, Abbeycwmhir, Llandrindod Wells, Powys, LD1 6PH

Delightfully charming THREE DOUBLE BEDROOM property with beautiful well, stocked gardens located in an idyllic village in the heart of the Cambrian Mountains.

The cottage has versatile accommodation laid out over two floors, complimented by a spacious attic room and a separate garden room/office space close to the rear door of the house. With cosy courtyard seating spaces to views of the neighbouring countryside from the top of the gardens, this property has it all. Viewing is highly recommended!

* Entrance Porch * Cloakroom * Lounge * Dining Room * Kitchen/Breakfast Room * Utility Room *
* Three Double Bedrooms * Bathroom * Attic Room accessed by fixed loft ladder) * EPC 'tbc' *

£385,000 Price
Freehold

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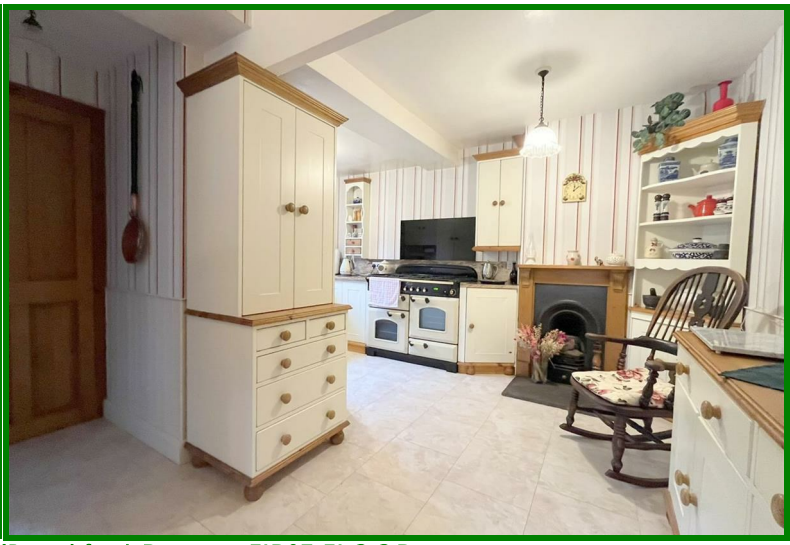


ACCOMMODATION comprises:

Entrance Porch
Brick open fronted porch with slated roof and external light.

Half-glazed entrance door to:

Entrance Lobby
Oak effect laminate floor. Doors to Lounge, Dining Room and Cloakroom.

Lounge
Lovely room with window to front and full glazed French doors giving access to the delightful rear garden area.

Open fire-grate with Victorian style cast iron backplate, slate hearth and wood surround. Fitted carpet. Radiator.

Cloakroom
Wc suite, pedestal wash hand basin, oak effect floor.

Dining Room
Coved ceiling. Oak effect floor. Radiator.

Open firegrate with composite marble backplate, slate hearth and wood surround.

Window to front with super views of the front gardens.

Open-plan Kitchen/Breakfast Room
A very versatile open-plan room with distinct areas. It has tiled effect vinyl flooring and part wainscoting.

Dining Area
Picture window to rear with lovely garden views. Radiator.

Kitchen Area
Good range of matching base, wall and open shelved units with marble worktop and splashback over.

1.5 bowl inalid sink with mixer tap. Slot-in Rangemaster dual fuel stove with five gas rings (LPG), electric hot plate, two ovens, grill and warming drawer. Large window to rear.

Corner open firegrate with cast iron backplate, slate hearth and wood surround (not currently used). Radiator.

Walk-in Store
Providing useful storage. Plumbing for dishwasher. Shelving. Window to rear.

Utility Room
Frestanding boiler. Space and plumbing for washing machine, tumble drier and other white goods. Overhead storage cabinets.

Quarry tiled floor. Half-glazed door to rear.

FIRST FLOOR
From the Entrance Lobby, a staircase with fitted carpet and handrail rises to the First Floor.

Fitted carpet, radiator, window to rear.

Access-hatch with fixed ladder providing access to a good sized storage room having two roof windows to the rear.

Galleried Landing
Fitted carpet, radiator, window to rear.

Access-hatch with fixed loft ladder gves access to the spacious attic room with two roof windows to the rear.

Bedroom 1
Lovely dual aspect with windows to front and the side wundow being of the Icoal Abbeycwmhir which is found in particular houses of the local area..

Fitted carpet. Radiator.

Bedroom 2
Built-in wardrobes with louvre doors. Fitted carpet, radiator, window to front.

Bedroom 3
Fitted overhead bed wall cabinets. Fitted carpet, radiator, window to rear.

Bathroom

Large shower cubicle with electric shower heater. Vanity unit comprising sink inliad in to cupboard, with tiled surrpound, mirror and wall lights over.

Low level dual flush wc suite. Part-panelled walls. Towel radiator. Oak effect floor.

Outside

The property has the most delightful gardens, well stocked gardens with a variety of flowering shrubs, herbaceous plants and specimen trees and bushes. They are a riot of colour throughout the sumemr months, with varieties having been selected to promote the flowering and growing season. There are also fruit bushes as well as a greenhouse suitable for propagation purposes or for further productive vegetable growing.

The garden has several seating areas - from the cosy nook by the kitchen window, to a patio area outside the Lounge french doors, and up to the top of the landscaped garden from where there are super views of the beautiful surroundings.

Outbuildings

The property has two very useful Outbuildings:

Old Post Office

Accessed just acrross from the rear door of the cottage is a room where you feel you have stepped back in time. Once used as the Post Office for the village, the structure adds very useful and versatile storage as well as a great of charm.

A separate red brick building is also invcluded in the sale.

Local Area

Abbeycwmhir is a charming village with an armosphere all of it's own. It has a timeless charm and has great community spirit. The property's idyllic setting is close to the ruins of the famous Abbey monastery, founded by the Cistercian Monks in 1176, and also thought to be the resting place of Llywelyn ap Gruffudd the last born Prince of Wales with a plaque in the ruins of The Abbey commemorating this.

Abbeycwmhir benefits from a church, local Post Office and Inn aptly named the Happy Union, and a very well used Village Hall. The village of Crossgates is some 5 miles from the property benefits from a large shop and petrol station with restaurant, a further 3.2 miles on can be found the Historic Spa town of Llandrindod Wells which has a wide range of shops, both primary and secondary schools, hospital, train, and bus stations, two large supermarkets, golf course and boating lake. The whole area around Llandrindod Wells is noted for its stunning scenery and the range of outdoor activities on offer

Rhayader (6.5 miles distant) is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west of Rhayader. The west Wales coast and university town of Aberystwyth is 40 miles distant.

The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Services

Mains electricity, water and drainag. LPG gas for the range. Oil fired central heating and hot water.

Viewing Arrangements

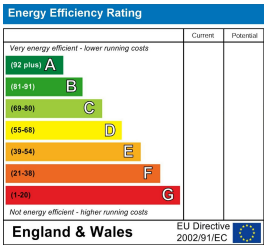
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

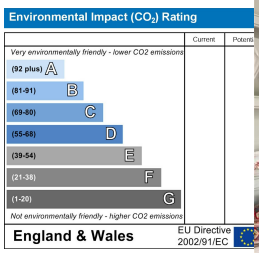
Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Council Tax

We are advised that the property is in Council Tax Band C.





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