



Holters

Local Agent, National Exposure

The Gables Llandinam, Montgomeryshire, SY17 5BY

Offers in the region of £367,500



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Shopping for your next family home?

This former village-shop, which has been stunningly converted into a four bedroom home, should be top of your list!

Key Features

- Detached Period Home
- Extensively & Beautifully Renovated
- 4 Double Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Open Plan Country Kitchen & Dining Room
- Utility Room & Multiple Storage Areas inc. Cellar
- Rear Garden with Lawn & Courtyard
- Brick Outbuilding with Conversion Potential (Subject to Planning & Permissions)
- Popular Village Location

The Property

Set in the heart of the ever-popular village of Llandinam, The Gables is a beautifully restored four-bedroom period home.

Originally built in 1828 and once serving as the village shop, the current owner purchased this property in 2016. What they have achieved in nearly ten years is a masterclass in renovation — highlighting the home's heritage while providing modern comfort.

Inside, you'll find spacious rooms filled with Georgian character — including exposed beams and period fireplaces.

The accommodation spans two floors and comprises, on the ground floor: an entrance hall leading to the spacious main sitting room, a second reception room, an expansive open-plan kitchen and dining area, a utility/boot room, and a downstairs shower room with WC.

The double-fronted main reception room is a gorgeous, light-filled space thanks to newly fitted triple-glazed windows. The room features bespoke built-in alcove shelving, bay window seating, and a feature biofuel burner. The second reception room is currently used as a home office but would also make an ideal playroom or snug, with its log-burning stove — perfect for cosy winter evenings.

The owners opened up the space at the rear of the property to create a generous open-plan kitchen and dining room with a second log burner — the perfect setting for busy family life and entertaining guests. Both the kitchen and utility room feature Belfast sinks, adding to the traditional charm.

Upstairs, you'll find four generously sized double bedrooms and a stunning family bathroom, complete with a freestanding bath, large walk-in shower, his-and-hers vanity unit, and WC. Period features continue upstairs, with original beams and a feature fireplace in the master bedroom. Two of the bedrooms benefit from built-in storage, and there is an extremely useful additional space in the form of a "hobbit hole," accessed at the top of the staircase.

From the kitchen, a door opens to the courtyard garden, which leads to a lovely enclosed lawn and patio area. The rear garden is a true suntrap throughout the day, making it perfect for pottering, al fresco dining, and summer BBQs.

There is a brick outbuilding, split into two principal spaces, with an adjoining outside WC. Currently used as a garden shed and workshop, it offers excellent potential for conversion into a standalone annexe — ideal for multi-generational living, a guest suite, or a dedicated work/hobby space.

Don't make the mistake of driving past The Gables and thinking you've seen all it has to offer — arrange a viewing and experience the full charm of this exceptional property for yourself!

The Location

Llandinam village is located in the heart of Montgomeryshire, on the A470 between Llanidloes and Newtown. The village is rich in history being the former home of David Davies, famed 19th Century Industrialist and Philanthropist. To this day the village has a vibrant community and boasts a village pub, a popular primary school, nursery and forest school, weekly post-office services and a well supported Village Hall which hosts a range of events from coffee mornings to exercise classes.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llandinam is under 10 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club.

The beautiful neighbouring Mid Wales



town of Llanidloes has much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs, cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

The property is just off the A470 a main visitor route into Mid Wales. It is served by local bus routes and is close to Caersws and Newtown train stations.

Services

We are informed the property is connected to all mains services.

Heating

The property has oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Caersws - 2 miles
- Llanidloes - 6 miles
- Newtown - 8 miles
- Rhayader - 20 miles
- Aberystwyth - 35 miles
- Shrewsbury - 40 miles

What3Words

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Money Laundering Regulations

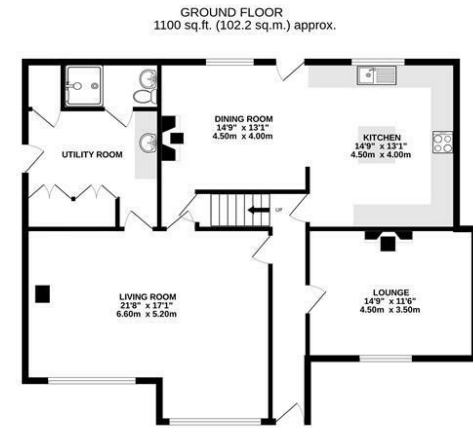
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

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: 2123 sq.ft. (197.3 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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