



2, Ty Hen Ysgol Llanwrtyd Wells, LD5 4TB

Offers in the region of £245,000



Holters
Local Agent, National Exposure

2, Ty Hen Ysgol Llanwrtyd Wells, LD5 4TB

They say school days were the best days, so why not make everyday a school day in the stunning character cottage which forms part of the former school building.

- Charming Character Grade II Listed Property
- Modern Fitted Kitchen
- Large Mature Gardens
- EPC - C
- Forming Part of the Old School
- Superb Principal Bedroom with Exposed Ceiling Timbers
- Off Road Parking
- Impressive Open Plan Living/Dining Room
- Three Bedrooms
- Within Walking Distance of Town

The Property

A wonderful opportunity to acquire a charming Grade II Listed character home forming part of the former school, offering spacious and beautifully presented accommodation throughout. Combining original character with modern family living, this delightful home enjoys generous mature gardens, ample parking and is conveniently situated within walking distance of Llanwrtyd Wells.

2 Ty Hen Ysgol is a beautifully presented character property that perfectly blends its historic charm with modern family living. The accommodation is light, spacious and well maintained throughout, with an abundance of natural light, impressive vaulted ceilings and attractive exposed timbers creating a wonderful sense of space. Conveniently located within walking distance of the centre of Llanwrtyd Wells, the property enjoys a peaceful setting whilst remaining close to local amenities.

Stepping through the front door you are welcomed into a spacious entrance hall. From here there is access to the kitchen, lounge and study/bedroom three, whilst the hallway also provides a lovely introduction to the character found throughout the property.

The kitchen is fitted with a modern

range of wall and base units offering ample storage and worktop space, together with integrated cooking appliances and space for further white goods. A large window overlooks the front aspect, filling the room with natural light and making it a pleasant space for everyday cooking. The study provides a versatile room which could equally serve as a third bedroom, nursery or home office depending on your individual requirements.

Without doubt, one of the standout features of the property is the superb open plan living and dining room. Offering excellent proportions, this wonderful family space provides ample room for both comfortable seating and a large dining table, making it perfect for everyday family life and entertaining alike. Large glazed doors and windows to the rear flood the room with natural light whilst providing an attractive outlook across the mature gardens and direct access outside. A fitted electric fire creates an attractive focal point, whilst the generous layout allows the room to be arranged in a variety of ways. Completing the ground floor is a useful cloakroom with WC.

A staircase rises to the first floor landing where the character of the property continues to impress. The principal bedroom is an exceptional

double room with an impressive vaulted ceiling, exposed ceiling timbers and large rooflights which enhance both the feeling of space and natural light. Bedroom two is another generous double room, again enjoying vaulted ceilings and exposed beams, creating a wonderful children's bedroom or guest room.

The family bathroom is well appointed and fitted with a modern white suite incorporating a corner bath, separate shower, WC and twin wash hand basins set within a useful vanity unit.

The gardens are another real highlight of the property. Beautifully established and enjoying a wonderfully private feel, they have been thoughtfully landscaped to provide a variety of spaces to enjoy throughout the seasons. Gravel pathways meander through mature trees and well-stocked planting beds, leading to several seating areas where you can relax and enjoy the peaceful surroundings. A large lawn provides plenty of space for children to play, whilst timber garden sheds offer useful outdoor storage. The gardens create an almost woodland feel, making them a truly special feature of the property.

To the rear of the property there is ample off-road parking, together with an attractive forecourt setting which complements this charming former school building.



Note

Each house (4 in total) within the Old School will enter into a residents management company agreement where a few of £20 each month is paid into the Old School to contribute to communal area work e.g communal garden maintanece, maintenance of the communal paths surrounding the building, car park etc

The Loaction

Llanwrtyd Wells is a small town in Powys, mid-Wales, on the River Irfon. With a population of 850, it claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.

The market town of Builth Wells (Llanfair ym Maullt) is a 20 minute drive away, located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year, with a population of around two and a half thousand.

Nearest Towns

Builth Wells - 13 miles
Llandrindod Wells - 18 miles
Llandovery - 11 miles

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of mains gas fired central heating.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

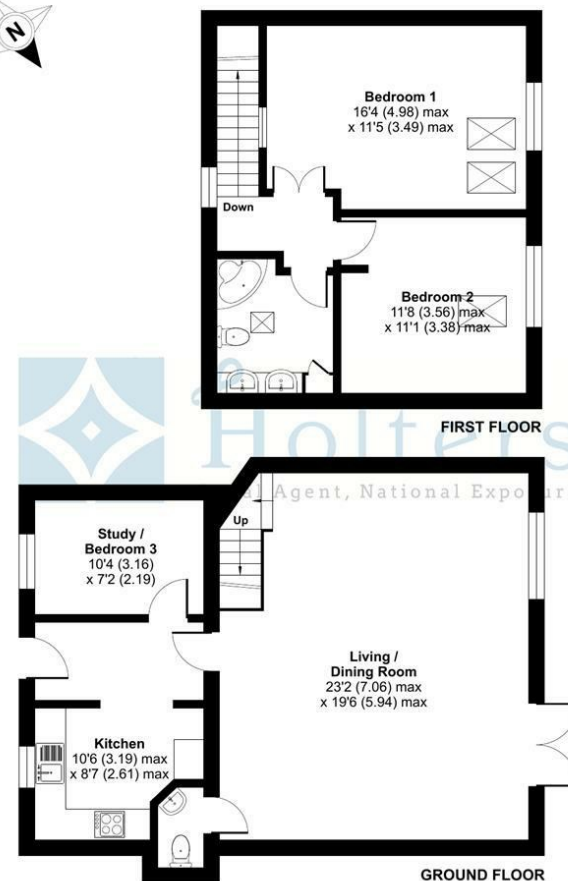
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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Ty Hen Ysgol, Llanwrtyd Wells, LD5

Approximate Area = 1154 sq ft / 107.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1486226

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

