Clare
Evans & Co

Estate & Letting Agents, Auctioneers



Castell Picca, Doldowlod, Llandrindod Wells, Powys, LD1 6HF

NEW! A highly desirable residential EQUESTRIAN smallholding having approximately 8 acres with far reaching views along the Upper Wye Valley in the glorious mid Wales countryside.

The stylish, beautifully presented stone cottage oozes charm and character and has the following accommodation: a welcoming Reception Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room/Second Reception Room, Utilty and Shower Room on the Ground Floor; and THREE DOUBLE BEDROOMS and Bathroom on the First Floor which open off a Galleried Landing.

Outside there are open lawns interspersed with well stocked flower beds and borders. Useful outbuildings include a barn with 4/5 stables and associated storage with adjoining open fronted shed. A larger open fronted French barn style building provides good space, ideal for storing fodder, vehicles/implements and other uses. The pastureland is generally level and includes a large manege.

Viewing is highly recommended to appreciate all that this property has to offer!

£575,000 Price Freehold

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ACCOMMODATION comprises:

Entrance Porch
Fully glazed door to front providing stunning views of the Upper Wye Valley which extend through the Porch and in to the welcoming Reception Hall. Windows to either side. Stone floor. Open doorway to:

Reception Hall
Exposed beam and ceiling joists. Stone floor. Wall lights. Radiator. Understairs storage.

Sitting Room
Attractive fireplace with exposed stone and slate tiled hearth currently fitted with a woodburning stove.

Exposed beam and ceiling joists. Wall lights. Two radiators. Double aspect provided by windows to front and to rear.

Living Room
Exposed beam and ceiling joists. Stone floor, spotlights, radiator. Window to front with rural views.

Kitchen/Breakfast Room
Exposed painted beams and ceiling joists. Range of base units with solid wood worktops and splashbacks over. Smeg electric range-style oven with two ovens and ceramic hob over. Inlaid sink with mixer tap. Extractor fan, dishwasher and fridge freezer.

Window to front with picturesuq views.

Utility Room
Belfast sink with solid wood worktops having cupboard under. Space and plumbing for washing machine.

Built-in cupboards housing hot water cylinder and electric fuse board. Tiled floor. Coathooks. Spotlights. Window to side.

Ground Floor Shower Room
Fully tiled and enclosed shower cubicle with electric shower heater and glass sliding door.

Wc suite, pedestal wash hand basin, part-tiled walls. Window to side. Radiator.

Access-hatch to roof space.

FIRST FLOOR
From the Recepton Hall a balustraded staircase with fitted carpet rises to the First Floor.

Galleried Landing
Exposed beam, fitted carpet, radiator, Doors to:

Bedroom 1
Painted exposed purlins. Exposed pine floorboards. Radiator. Built-in storage cupboards.

Part sloping ceilings with dormer window to front having stunning views.

Bedroom 2
Painted exposed purlins. Exposed pine floorboards. Radiator.

Part sloping ceilings with dormer window to front having stunning views.

Bedroom 3
Painted exposed purlins. Exposed pine floorboards. Radiator.

Part sloping ceilings with dormer window to side.

Bathroom
Painted exposed purlin. Freestanding slipper bath with hand/shower attachment over. Low level wc suite, wash hand basin with towel rail under.

Part tiled walls, tiled floor, radiator, recessed lighting. Window to front with rural outlook.











Gardens

The property has delightful garden areas surrounding the property, with versatile gravelled areas and several seating areas suitable for soaking in the fabulous views from the house whch extend along the Upper Wye Valley.

There is a super outside dining area on a slabbed area which is located under a pergola adjoining the neigbouring field.

OUTBUILDINGS:

There are a number of very useful outbuildings at the property which would suit a a variety of purposes - from equestrian, and smallholding activities to those just wanting to potter around.

STABLE BLOCK

With five sectional stables along with storage areas.

OPEN FRENCH BARN

With corrugated roof and sides and open to the front, this offers useful storgae for vehicles and machinery, as well as for animal housing.

LAND

The agricultural land extends to approximately 8 acres (tbv) . The fields are to the rear of the property and are currently down to permanent pasture. They are clean, level fields with mature trees and estalished boundaries.

Within the field there is a large MANEGE suitable for schooling and exercising horses, or which could have other alternative uses.

Local Area

The property is loacted between the market towns of Rhayader and Builth Wells, and some 5 miles from the Victorian Spa town of Llandrinod Wells.

All towns have a good range of local facilities such as supermarkets, butchers, grocers, chemists, doctor's surgeries, primary schools and secondary schools (no secondary school in Rhayader) and well equipped leisure centres.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 7 miles distant.

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, Private water (borehole) and drainage (cess pit). Air Source Heat Pump and Photo Voltaic tiles.

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 'F.

Viewing Arrangements

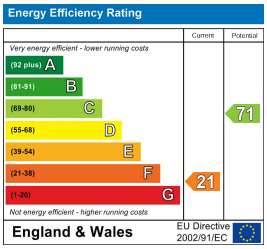
Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457
sales@clareevansandco.co.uk

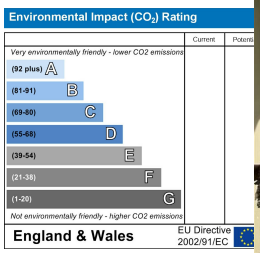
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Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been









tested by us and we cannot verify that they are in working order.

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DMCC Reference

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