



Crown and Anchor, Longbridge Street, Llanidloes, Powys, SY18 6EF

Charming historic public house dating from the 17th century and occupying an exceptionally good location in the centre of the historic market and tourist town of Llanidloes. The Grade II listed property has been in the same family for many generations and has a long history in the mid Wales area. On the Ground Floor there are five separate rooms, each with their own character, as well as WCs, a commercial kitchen and the owner's accommodation. On the First Floor there are four/five bedrooms, a lounge, kitchenette, WC and bathroom.

The extensive level garden at the rear is a huge bonus and is well remembered for offering regular live music events. There is also a stone and timber barn and detached garage at the rear of the property, accessed at the side of the public house.

This building offers substantial and flexible accommodation in an enviable location for many uses - viewing is highly recommended!

£250,000 Asking price
Freehold

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ACCOMMODATION comprises:
GROUND FLOOR

The public house is accessed over an attractive old cobbled pavement and through a four panel solid wood door.

Front Public Bar

Exposed beams and slate tiled floor.

A wood bar serves the room which has bench seats situated around the perimeter of the room and under the attractive 24 pane window overlooking Longbridge Street.

Snug Bar

Located behind the front public bar is a small, intimate snug that is also served by the main central bar.

There are exposed beams, a flagstone floor and internal windows to the rear lounge bar and hallway.

Front Lounge Bar

Exposed beams, wood floor, window to front.

Tiled fireplace. Bench seating to three sides.

Pool / Games Room

Exposed beams. Painted pine panelled walls with wood bench seating.

Blanked off fireplace. Window to rear.

Rear Lounge Bar

More recently refurbished with exposed beams, pine panelled walls and light trim.

Fitted carpet.

Ladies WCs

Gentlemen's WCs

OWNER'S ACCOMMODATION

Commercial Kitchen

With a range of stainless steel kitchen units, double stainless steel sink, range cooker, shelving.

Floorboard effect laminate floor, Window to side.

Lounge/Dining Room

Original black and red quarry tiled floor. Pine panelled ceiling.

Exposed beams. Window to side. Airing Cupboard.

Doors to Kitchen and Bedroom with Ensuite Bedroom.

Ground Floor Bedroom 5 (ensuite)

Exposed beams. Floorboard effect laminate floor.

Sliding door to Shower Room with tiled floor, wc suite, wash hand basin and electric shower.

FIRST FLOOR

Access from the Hallway, up a carpeted staircase, is the First Floor.

Galleried Landing

Exposed beams and wall timbers. Window to side. Doors to:

Bedroom 1 (front)

Exposed ceiling beam and joists. Shelving. Sash window to side.

Bedroom 2 (front)

Exposed ceiling beam and joists. Sash window to front.

Bedroom 3 (rear) with WC/Bathroom and Storage Room

Fitted carpet. Sash window to side.

Separate Bathroom with panelled bath and pedestal wash hand basin



Separate WC.

Separate Storage Room with exposed pine floorboards and window to side.

Lounge / Kitchenette / Bedroom 4

Painted beams, Fitted carpet, Sash window to front. Feature fireplace.

Kitchenette with worktop having inlaid single drainer sink with splashback over and cupboard under. Vinyl floor. Window to front.

Bedroom 4 with fitted carpet and window to rear.

Bathroom

Storage Room

With exposed floorboards.

Outside

Access to the rear is also afforded at the right hand side of the building as you look at the front.

There is a part cobbled, part gravelled access to the STONE BARN and, through a wood wicket fence, to the large rear garden and events area which has lovely views over the town of Llanidloes.

There is DETACHED GARAGE with double

wood doors, corrugate iron sides and pitched roof. Beyond the events space is a really pleasant lawned garden area with attractive plants and flowering shrubs.

Viewing Arrangements

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

Services

Mains electricity, gas, water and drainage.

Local Authority

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

Business Rates

We are advised that the property is in 'tbc;.

Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance.

It has a doctors surgery, a dispensing

pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond.

The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

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, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



should be used as such by prospective purchasers.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

PMA Reference

1216925023

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

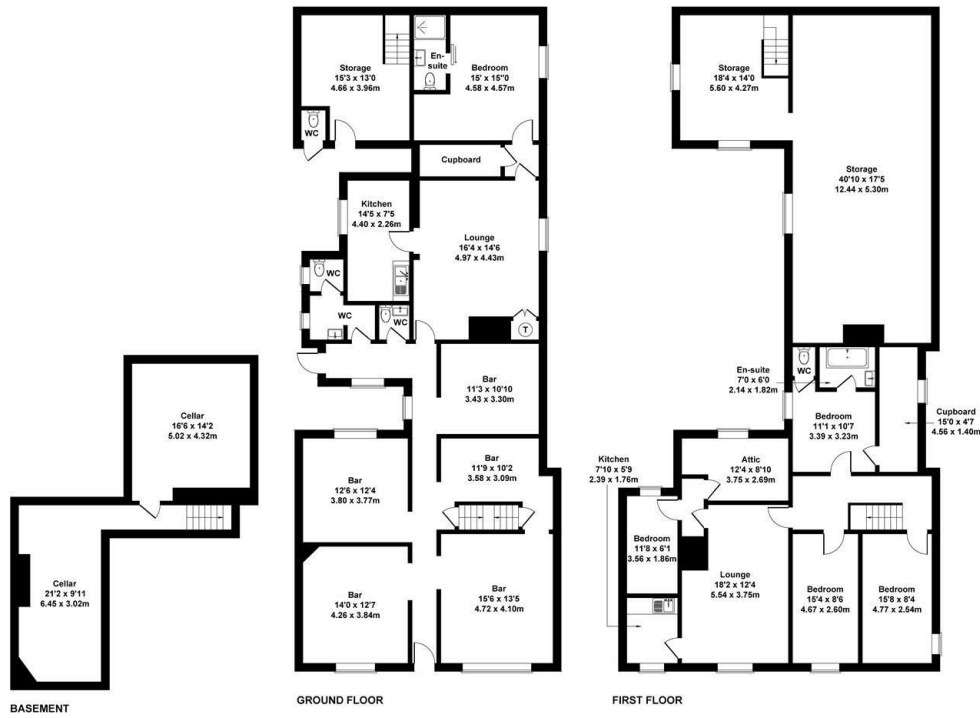
A copy of the Code of Practice is available in the office and on request.

All photographs remain the copyright of Clare Evans & Co.

Clare Evans & Co's complaints procedure is also available on request.

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Approximate Gross Internal Area
6091 sq ft - 473 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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