



## The Gables, Llandinam, Powys, SY17 5BY

An exceptional detached FOUR BEDROOM period stone property sympathetically renovated to a high standard. Formerly a village post office, this delightful family home provides commodious and stylish living space. Conveniently located in the heart of the favoured Welsh village of Llandinam which is host to a bustling community life, primary school, public house, there are scenic village walks nearby and regular bus routes through to Llanidloes, Newtown, Welshpool and beyond.

An attractive rear walled garden offers the perfect 'easy to maintain' outside space with the benefit of an original brick outbuilding which retains great character and charm. and offers potential for alternative uses (subject to pp). Viewing of this property is highly recommended!

- \* Entrance Hallway \* Kitchen/Breakfast Room with Dining Area \* Study \* Lounge \* Utility \*
- \* Ground Floor Shower Room with WC. \* Cellar \* Four Bedrooms \* Bathroom \* EPC rating 'F' \*

### £325,000 Price Freehold

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**ACCOMMODATION comprises:**

**Entrance Hallway:**

Part panelled walls. Feature ceramic tiled flooring. Radiator. Internal window to Lounge

**Study/Sitting Room:**

Attractive original open firegrate with tiled inserts and slate surround. Built-in cupboards and open shelving in alcoves. Engineered oak floorboards, part panelled walls, radiator. Large window to front.

**Lounge:**

Very spacious room having previously been two separate rooms. Includes built-in seating area. extensive shelving and engineered oak flooring. Exposed beam. Recessed and pendant lighting. Radiator. Two large windows to front aspect.

**Utility Room:**

Space and plumbing for washing machine and dryer with worktop over and tiled splashback. Freestanding Belfast sink with mixer

tap. Built-in coat stand with fitted bench and under bench storage. Built-in cupboards (one houses hot water tank). Wooden floorboard effect ceramic tiled flooring. Radiator. External door to the side of the property.

**Ground Floor Shower Room:**

Thermostatic shower with glass door. Wall hung WC. Freestanding wash hand basin on built-in corner unit. Floorboard-effect ceramic tiled flooring.

**Kitchen/Dining Room:**

Kitchen Area: Excellent range of matching 'shaker style' wall and base units, solid oak worktops and upstands over, inlaid single Belfast sink with drainer incorporated into the worktop. Inlaid induction hob with extraction fan over. Built-in eye level oven and grill. Kitchen island with two deep storage drawers, wooden worktop and providing seating for two. Window overlooking rear garden.

Dining Area: Fireplace with oak lintel over currently fitted with cast iron multi-fuel stove set on a slate tiled hearth. Exposed beams. Ceramic tiled floor, radiator. Window overlooking rear garden.

**Cellar:**

The cellar is accessed via stairs from the inner Hall. Cobbled stone flooring.

**FIRST FLOOR**

A staircase with fitted carpet from the Entrance Hallway rises to the First Floor.

**Galleried Landing.**

Fitted Carpet. Radiator. Access to under eaves storage space. Doors to:

**Master Bedroom:**

Built-in wardrobes with shelving and hanging rail. Fitted carpet. Radiator. Window to rear.

**Bedroom 2:**

Built-in wardrobes with shelving and hanging rail. Exposed floorboards. Radiator. Window to front.



### Bedroom 3:

Exposed roof timber and purlins. Fitted carpet. Radiator. Window to front.

### Bedroom 4:

Exposed purlins. Fitted carpet. Radiator. Window to front.

### Bathroom:

Spacious contemporary styled bathroom comprising back to wall w.c suite, vanity unit with freestanding side by side wash hand basins on solid oak worktop. Freestanding bath. Walk-in shower with fully tiled walls and having with waterfall showerhead and separate hand shower attachment.

Backlit Recessed shelving. Wooden flooring. Obscure windows to rear.

### Outside:

Double wood gates provides vehicular access to the rear enclosed stone-walled yard and lawned garden area. An attractive original brick outer building with separate outside w.c. can be found in the grounds which is currently used for

storage purposes. There is light, power and water connected.

This building could provide the new owner with a development opportunity (subject to any necessary planning consents) for a fabulous 'AirBnB or garden room'. A decked area can be found to the front of the brick building offering a perfect place for al fresco dining. The walled garden continues to the side of the property and provides a fantastic backdrop to the garden's flowering borders.

### Local Area

The property is located in the attractive village of Llandinam which has a bustling community life and has a recently refurbished public house and restaurant (soon to be opening), village church and hall and primary school. There are many local walks in the area. The rural village has excellent transport links on the A473 with the popular tourist and market town of Llanidloes ([www.llanidloes.org.uk](http://www.llanidloes.org.uk)) some 6 miles distant, and the larger shopping

centre of Newtown some 7 miles distant.

The nearest train station is at Caersws with regular services to Aberystwyth and Shrewsbury, and further connections to Birmingham and London.

### Services

Mains electricity, water and drainage.

### Council Tax

We are advised that the property is in Council Tax Band 'F'

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk)

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)

### 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

