



Maesbryn Coch Llanfared, Builth Wells, LD2 3TE

Offers in the region of £525,000



Holters
Local Agent, National Exposure

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STOP what you are doing and take a look at this... what a setting!! If you are searching for a truly special rural retreat, surrounded by open countryside with breathtaking views, then this charming Grade II listed cottage could be exactly what you have been waiting for!

- Stunning Rural Property
- Retaining Many Original Character Features
- With Grounds & Paddock ext to 1.3 Acres
- Convenient Four Mile Drive to Builth Wells
- Built in Early 1800's
- Offering Four Bedrooms
- Timber Clad Barn Previously Used as a Bunk House
- Grade II Listed
- Two Reception Rooms
- Rural Views & Surrounded by Open Countryside

The Property

Nestled in an enviable elevated position and surrounded by rolling countryside, this delightful period cottage offers a rare opportunity to acquire a home full of charm, character and potential. Dating back to the early 1800's and Grade II listed, the property retains a wealth of original features including exposed beams, stonework and traditional fireplaces, all combining to create a warm and inviting home.

As you step inside, you are immediately welcomed by the character and charm on offer. The main living room is a cosy yet spacious room, centred around a superb stone inglenook fireplace with a wood burning stove – just the spot to relax and unwind during the colder months. With exposed ceiling timbers and a lovely outlook, this room really sets the tone for the rest of the property.

From here you move through to the kitchen/dining room, a wonderful sociable space which blends traditional style with practicality. With flagstone flooring, fitted units and plenty of room for a dining table, it is easy to imagine family meals and entertaining guests here, all whilst enjoying views out towards the

surrounding countryside. The ground floor also benefits from a useful utility room, ideal for day-to-day living, along with a study and a ground floor bedroom which offers excellent flexibility for guests or multi-generational living. Conveniently positioned next to this bedroom is a ground floor shower room, adding further practicality to the layout.

The accommodation continues to impress as you explore further, with a second reception room providing additional space to relax, perfect as a snug or sitting room depending on your needs.

To the first floor, the property offers four well-proportioned bedrooms, all enjoying a pleasant outlook over the gardens and surrounding countryside. The principal bedroom is a particularly lovely space, full of character with exposed timbers and a charming feel. The remaining bedrooms are all doubles, offering flexibility for family living or visiting guests. A family bathroom serves the first floor accommodation.

Outside

The setting here is simply fantastic! The property sits within grounds extending to approximately 1.3 acres,

offering a wonderful mix of garden and paddock land, ideal for those looking for a more rural lifestyle.

The gardens wrap around the cottage, providing areas to sit, relax and take in the stunning views that stretch for miles across the surrounding countryside. Whether it's a morning coffee or an evening glass of something chilled, this is a setting you will never tire of.

For those looking for additional space, the timber clad barn is a real asset. Previously used as a bunk house, it offers fantastic potential for a variety of uses (subject to any necessary permissions), whether that be further accommodation, a workshop or hobby space.

Beyond the gardens lies the paddock, perfect for those with animals or simply looking to enjoy a bit more land, all set against a backdrop of rolling hills and open farmland.

The Location

The property is located a short 4 mile drive from the market town of Builth Wells. Builth Wells (Llanfair ym Maullt) is 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 – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Nearest Towns

- Builth Wells - 4 miles
- Llandrindod Wells - 9.5 miles
- Brecon - 22 miles
- Hereford - 38 miles

NOTE

A public footpath passes through the grounds.

Services

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

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band C.

Tenure

We are informed the property is of freehold tenure.

Referral Fees

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

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

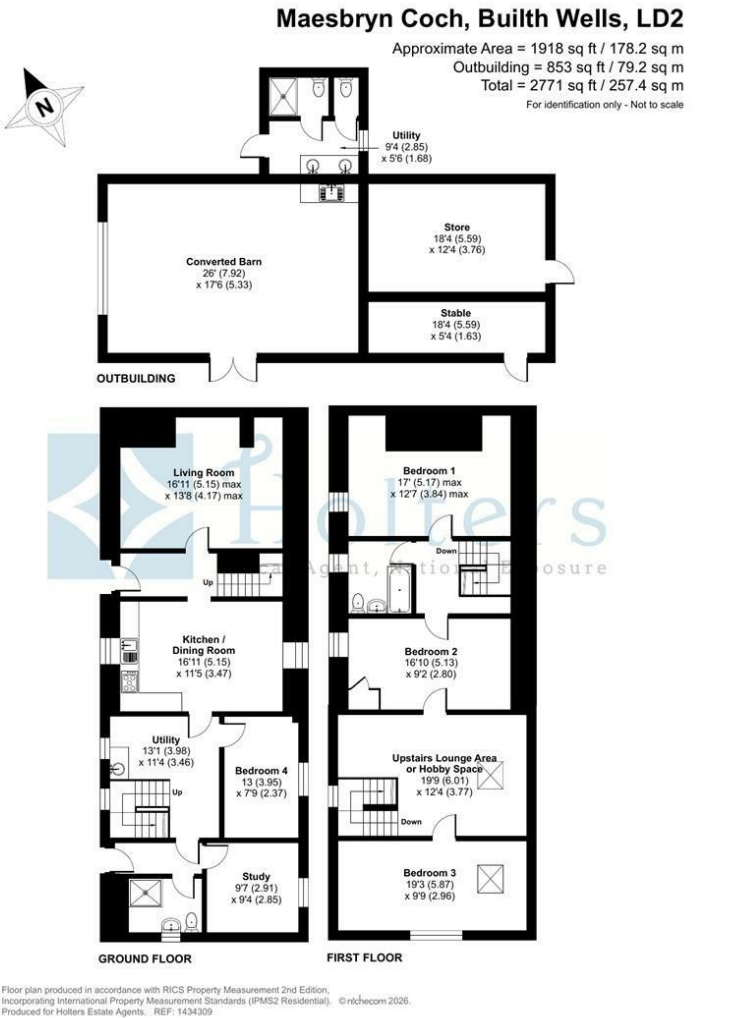
identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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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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.



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

