

Holters
Local Agent, National Exposure

Lleast, Llanddewi, Llandrindod Wells, LD1 6SD

Offers in the region of £435,000



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Stables and pasture paddocks high on wish list?! Well this charming little smallholding might be just what you and your ponies are looking for! Standing on just under three acres this is an absolute little gem!

- Charming Smallholding
- Offering Seven Stables & Hay Store
- Offering Two Bedrooms
- EPC - E
- Just Under 3 Acres in Total
- Three Well Fenced Pasture Paddocks
- Huge Potential For Extending (Subject to Gaining any Necessary Permissions)
- Impressive Detached American Barn
- Quaint, Cosy Cottage
- No Upward Chain

Key Features

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The Property

Lleast is a charming smallholding located in a convenient rural position a short drive off the A483. This charming two bedroom detached cottage is complimented by an impressive detached timber clad American Barn which offers seven stables and hay store. In addition there are three well fenced pasture paddocks, perfect for the keeping of horses and ponies! The cottage offers huge potential to extend (subject to gaining any necessary permissions). Standing on 2.8 acres in total.

As you step into the cottage a front entrance porch gives access into the lounge, this light room boasts a fitted wood burning stove, perfect to cosy around in the winter months. With two windows to the front the room is light and overlooks the paddocks and garden. To the side of the lounge is the

modern kitchen, fitted with ample fitted cream fronted units and with an electric Aga style cooker is well presented for sale. To the rear of the cottage is the ground floor shower room, again updated like the kitchen the white suite is fitted with a large walk in shower, WC and wash basin. From the lounge a stair leads to the first floor landing, the landing offers enough space for an office and with doors to both double bedrooms. From both bedrooms you enjoy lovely south facing views over the paddocks and garden. The cottage is double glazed, with oil fired central heating and the fitted wood burner in the lounge.

Outside

Externally the cottage stands on just under three acres. With two vehicular accesses off the council road, the first leads to the front of the cottage with the second, a double gated access opening onto a large gravelled driveway, which offers ample parking and turning for a number of vehicles and parking trailers. To the side of the driveway is a modern concrete yard which precedes the American Barn and stables, ideal for mucking out the horses. The impressive detached timber clad Barn (16.5m x 9.2m) has double doors to the front, with a concrete floor, power and lighting. Offering a fodder store and 7 stables. Complimenting the stables are three well fenced and maintained paddocks,

mainly flat with a gentle slope, perfect pony paddocks. To the front of the cottage is a garden, ideal if you are looking for some home grown veg or for children to play. To the side of the driveway is a dog kennel and two detached garden sheds.

The Location

The property is located a short drive from the Mid Wales village of Crossgates, which offers a close knit community and has facilities to include a petrol station, cafe, shop as well as a primary school and proves a very popular village to live.

The village is located a 5 mile drive from the town of Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education



available in the area, with several primary schools and a comprehensive secondary school and six form. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

Nearest Towns

Crossgates - 1 mile
 Llandrindod Wells - 5 miles
 Rhayader - 10 miles
 Newtown - 22 miles

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 D.

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

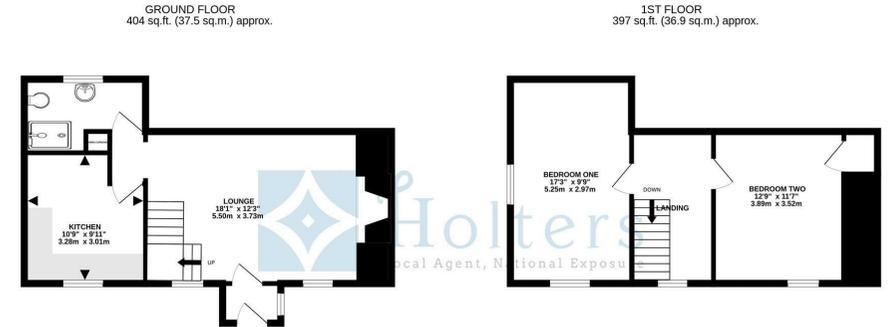
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

Consumer Protection

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.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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