



Pen-Y-Crug Cottage Llanafanfawr, Builth Wells, LD2 3LR

Offers in the region of £450,000



Holters
Local Agent, National Exposure

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This is a rare opportunity to acquire a character-filled cottage in a sought-after rural location, combining original features, attractive gardens and countryside views, all with the added benefit of no onward chain. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

- Charming Rural Cottage | No Upward Chain
- Countryside Views
- 2 Reception Rooms | 3/4 Bedrooms
- EPC - E
- Wonderfully Landscaped Gardens
- With Original Character Features
- Modern Ground Floor Shower Room
- Standing on just Under Half an Acre
- Large Stone Inglenook Fireplace
- Garage/Workshop

The Property

Tucked away in a peaceful rural setting in Llanafanfawr, an 11 mile drive from the market town of Builth Wells, Pen-Y-Crug Cottage is offered for sale with no upward chain. Beautifully presented throughout, the property retains a wealth of original features and enjoys superb landscaped gardens and lovely views, making it an ideal home for those seeking countryside living without isolation. The property is fully double glazed with oil fired central heating via a combi boiler fitted in 2021.

The accommodation is arranged over two floors and offers a wonderful cosy feel throughout. As you enter the property from the front you step into a hallway which in turn leads to the main lounge, a welcoming space with plenty of character and an impressive inglenook fireplace with bread oven and wood burning stove which sets the tone for the rest of the home. From the front hall, a doorway leads to the dining room, a well-proportioned room ideal for entertaining and family meals, with a pleasant outlook to the side. Also accessed from the lounge is the kitchen, a generous room fitted with ample wall and base units and offering plenty of workspace and room for a dining table. With a stone floor

and Rayburn for cooking it continues that country feel. A small stair from the kitchen rises to a first floor double bedroom. A door from the kitchen leads through to the rear hallway with access to the garden and the ground floor shower room, this has been updated and offers an impressive modern white suite. Completing the ground floor is a particularly useful store room, ideal for gardening equipment, hobbies or even potential workspace.

From the lounge the original stair gives access to the first floor landing, from which you have access to three bedrooms. The main bedroom is a fantastic double room, generous in size and full of character, enjoying views over the superb gardens and surrounding countryside. Bedrooms two is a comfortable double and bedroom three a single which offers a versatile space that would also work well as a nursery or home office. Both of these rooms also enjoy a lovely outlook over the front garden. The fourth bedroom which is both accessed via the kitchen stair and a small/low level doorway off bedroom three is a spacious double. With extensive ceiling timbers, one of which you'll have to duck under to get to the bed! The layout is slightly unique which reflects the cottage's charm and individuality.

Outside

The gardens are a true highlight of the property. Extending to just under half an acre, the gardens are extremely well maintained and thoughtfully landscaped. They provide a mix of lawn, established planting and seating areas from which to enjoy the rural views. The gardens offer both privacy and space, creating a wonderful setting to relax, entertain or simply enjoy the peaceful surroundings. The gardens offer a pond, greenhouse and detached garage/workshop with parking to the front.

The Location

The property is located in a rural position, 3 miles from the small village of Beulah. The village, although small offers a great community spirit, with a petrol filling station, shop and a public house at the heart of the community. The village has a good road network between Builth Wells, Llandovery and Brecon. The market town of Builth Wells (Llanfair ym Mault) 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.

What 3 Words

bitter.beakers.topmost

Nearest Towns

- Beulah - 2.4 miles
- Llanwrtyd Wells - 6.5 miles
- Builth Wells - 11 miles
- Llandrindod Wells - 13 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 E.

Tenure

We are informed the property is of freehold tenure.

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.

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

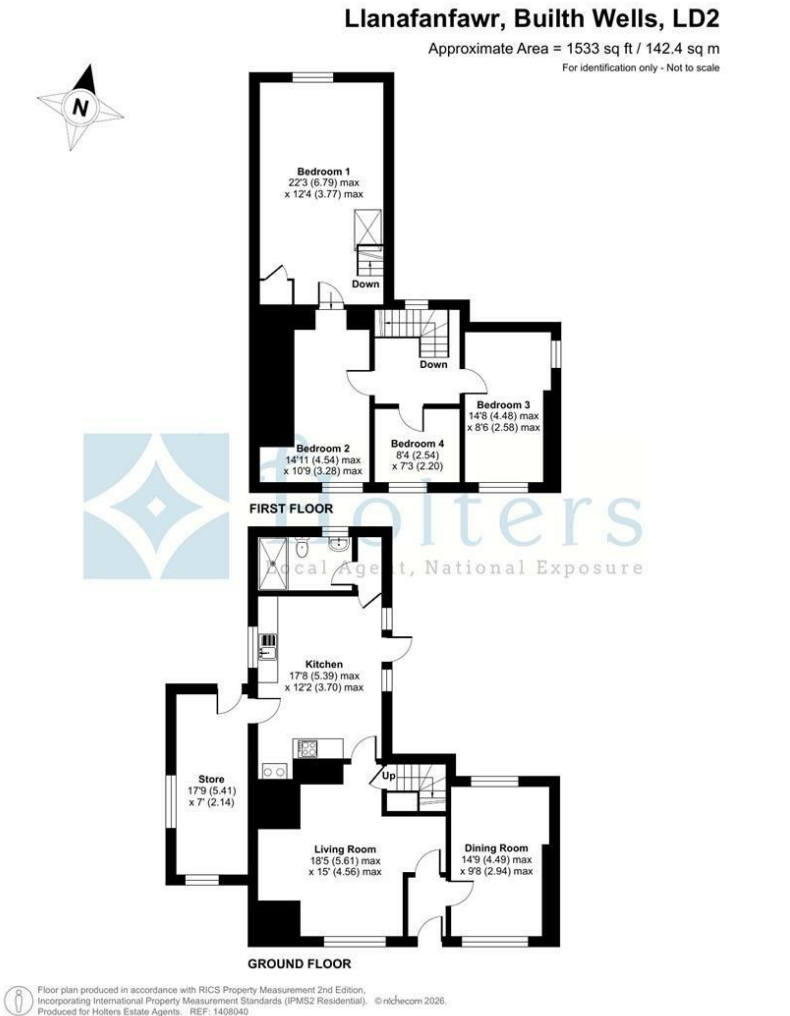
accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

