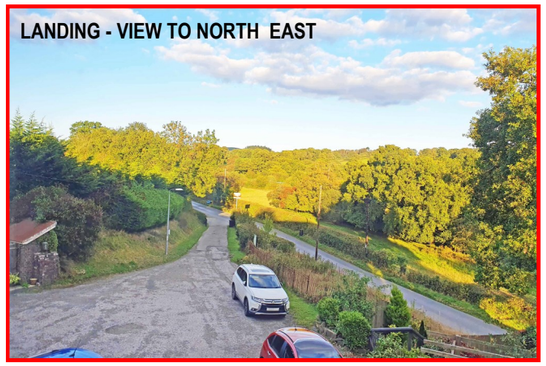
LLECHRHYD TERRACE (Former Station)

TOP PATIO & ENTRANCE DOOR

HOUSE - FROM SOUTH - WEST

HOUSE - FROM EAST

LOUNGE


LANDING - VIEW TO NORTH EAST

KITCHEN / DINER

LOUNGE - VIEW TO SOUTH *(Former Lower Level Station)*

Newbridge-on-Wye - New Inn, Shop / sub-Post Office / Hairdressers and River Wye *(From bridge)*

Builth Road - Railway Halt

Winchester House, Temple Street,
Llandrindod Wells, Powys LD1 5DL

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By directions of Mr and Mrs Taylor-Brook

Ref: L.2074

County Town of Llandrindod Wells 6½ miles Builth Wells 2½ miles Rhayader 10½ miles

A tastefully converted former Railway Station, recently refurbished and modernised to form an upside down, 3-bed, 2-bath semi-detached house with a studio, basement office and large garden, located in a small, convenient hamlet.

LOUNGE - VIEW TO EAST

1 Llechrhyd Terrace

Builth Road, Builth Wells, Powys LD2 3PY

COMPRISING: - An attractive semi-detached property that was built in 1866 as the "High-Level Station" from brick walls under a slate roof. It was comprehensively refurbished and modernised in 2022 to form a beautiful home with lovely kitchen and shower room suites, PVC double-glazed windows, electric heating, multifuel stove and it briefly provides: - Ground Floor: Entrance Hall, three double Bedrooms (one with en-suite Shower Room), First Floor: Landing Office, Studio / Study, Shower Room, Kitchen / Diner and Lounge. In addition there is parking for two cars, a Basement Office / Workshop and a 0.17-acre of South-facing, sloping gardens incorporating two patio areas, arbour, pergola, flower borders, Tool Bunker and flower meadow. **Council Tax - Band C EPC - D (55)**

PRICE: - ***Open to offers over* £290,000**

VIEWING: - Strictly by appointment with the Sole Agents Morgan & Co. Tel. (01597) 825682
Our professional bodies recommend that prospective buyers should watch a video tour before travelling for personal viewings.

DIRECTIONS: - From Llandrindod Wells take the A4081 and B4358 to Newbridge-on-Wye. Turn left at the T-junction onto A470 for Builth Wells. Proceed for 3 miles then turn right for Builth Road. Turn right for the Railway Station and Number 1 is on the left. *Sale board erected.* From Builth Wells take the A470 North (towards Rhayader) for 2½ miles then turn left for Builth Road. Turn right for the Railway Station and Number 1 is on the left and is approached through a wrought iron gate. *Sale board erected.* ***What3Words: mammoth.caring.quaking***

SITUATION: - (O.S. Grid Ref: SO 024 532) Builth Road is a village that was developed by two railway companies as a maintenance hub at the intersection of two railway lines that ran between Shrewsbury and Swansea, and Caersws to Llangorse (opened 1866 and 1864), with two Railway Stations, Upper and Lower Level. The Mid Wales line was closed by Beeching in 1962 and the station is now the Cambrian Guest House. The Upper Station was converted into three houses and is known as Llechrhyd Terrace. Number 1 is set in an elevated location and has been designed as an upside down house in order to take advantage of the panoramic views from the living accommodation, and the corridor that runs along the rear at ground floor level against the railway platform has windows with obscure glass above head height to give good privacy. There are currently four trains in each direction, running between 7:00am and 8:36pm (no Goods Trains) and a Bus Stop with services to the neighbouring towns. The historic small market town of Builth Wells is only 2½ miles and has a good range of amenities to include Co-op and Asda supermarkets, butchers, bakers, independent retailers, Junior and Secondary Schools and Doctors' Surgery. The County Town of Llandrindod Wells is 6½ miles *(shortest route)* and has a Tesco Superstore, Aldi Supermarket, Hospital, etc. and the small market town of Rhayader is 10½ miles. The Royal Welsh Showground is only 1½ miles and has numerous events throughout the year. The area is renowned of its outstanding beauty and excellent leisure amenities within a 11 mile radius include three sports centres, two golf courses, indoor and outdoor bowls, Cinema, Theatres, fishing on the River Wye, Llyn Gwyn and the Elan Valley Dams (14 miles). The market towns of Brecon and Newtown are about a 35 and 45 minute drive, with the coastal resort and University Town of Aberystwyth and City of Hereford are about an hours drive, with Cardiff, Swansea and Worcester about a 1¾-hour drive *(Dependent on traffic conditions)*.

THE RESIDENCE - Llechrhryd Terrace was built as a Railway Station to serve the Shrewsbury to Swansea line which was opened in 1862, now known as the Heart of Wales Line. It is constructed from brick walls under a slate roof and it was converted into three houses some time ago. Number 1 is a semi-detached house set on the Southern end. In November 2022 a major refurbishment project was completed, which included re-slating the roof, fitting PVC double-glazed windows, re-wiring, re-plumbing, fitting new kitchen and two shower room suites, Oak veneered internal doors, a new electric heating system, multi-fuel stove, etc. Subsequently, the basement stores has been upgraded with insulated dry-lined walls, insulated floor, etc to make it into a useful home office. Number 1 is now a distinctive upside down house, designed to take advantage of the fine views and have privacy from the adjacent railway platform. It has a floor area of 1,328 ft² (126 m² from EPC). all the rooms have high ceilings and a light and airy atmosphere, it provides the following comfortable accommodation: -

GROUND FLOOR ***Note: 9' 3" headroom (2.84 m)***

ENTRANCE HALL - Having a stained glass door, understairs cupboard, cloak hooks, staircase to first floor, alcove bookshelves and a corridor runs along the rear with Oak veneered doors to the bedrooms and two windows (with obscure lower panes to give privacy).

BEDROOM 1 **11' 0" x 8'9" (3.35 m x 2.68 m)**
Having an electric heater, window to East and built-in triple wardrobe with five high level cupboards over.

BEDROOM 2 **11' 0" x 9' 4" (3.35 m x 2.85 m)**
Having an electric heater, window to East and built-in triple wardrobe with five high level cupboards over.

MASTER BEDROOM **11' 1" x 9' 2"** *minimum* **(3.38 m x 2.79 m)**
Having an electric heater, windows to East and South and door to

EN-SUITE SHOWER ROOM - Having a white suite incorporating a toilet, wash basin set in a vanity unit and an over-sized glazed shower cubicle with a thermostatic shower and glazed door, together with tiled surrounds, electric towel heater, mirror, window and extractor fan.

FIRST FLOOR LANDING - A useful office area with two windows to East and Oak veneered doors off.

STUDIO / STUDY **10' 7" x 8' 1" (3.22 m x 2.60 m)**
Having an inset stainless steel sink with cupboards under, electric heater, pine floorboards, book shelves, window to West and borrowed light from the Landing.

SHOWER ROOM - Having a white suite incorporating a toilet, hand wash basin and tiled shower cubicle with a thermostatic shower and glazed door, together with an electric heated towel rail, shaver point, window and extractor fan

KITCHEN / DINER **15' 4" x 10' 2" (4.67 m x 3.10 m)**
Having a range of light Oak fronted cabinets incorporating nine base cupboards, larder cupboard, two glazed wall cupboards, inset stainless steel sinks, work tops with tiled surrounds, integrated induction hob, stainless steel chimney cooker hood, eye-level electric oven, fridge-freezer, dish-washer, washing machine and tumble drier. In addition there is a matching cupboard (with pressurised hot water tank), two windows to rear, pine floorboards, down-lighters and two pot shelves.

LOUNGE **16' 11" x 13' 1" (5.16 m x 3.99 m)**
Having a multi-fuel stove set in an alcove, two electric heaters, television point, oriel window to East, large window to West, smaller window to South, alcove shelving and pine floorboards.

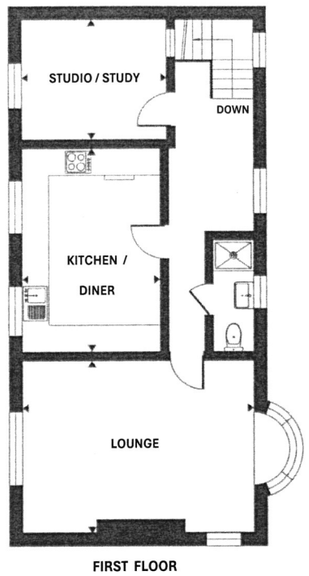
BASEMENT HOME OFFICE / WORKSHOP **15' 10" x 9' 8" (4.85 m x 2.96 m)**
Having a PVC double-glazed entrance door to East, window to South, laminate flooring, electric heater, plumbing for a washing machine, three uplighters, a long fitted work bench and alcove bookshelves.

OUTSIDE - The property is approached over a tarmac road to a large parking and turning area that serves the three houses and is a drop off point for the railway station. 1 Llechrhyd Terrace has parking for two cars and an arched wrought iron gate leads to a well screened patio that runs to the entrance door, has a pergola clothed with climbers. Steps lead down to the main garden and basement, flanked with a rose bed. The garden slopes down with a South-easterly aspect and salvaged floor sets have been used to create a patio and a wide path down to the bottom of the garden, with an arbour seat. In addition there are flower borders, evergreen and flowering shrubs, a flower meadow and an unusual underground **Bunker Tool Store** (L-shaped with a brick walls and barrel arched ceiling).

TENURE - Freehold with vacant possession available on completion. **FIXTURES & FITTINGS** described in this brochure are included in the sale price. Certain other items may be available subject to separate negotiation.
SERVICES - Mains electricity, water, drainage, telephone connected. (Note - Ultrafast Broadband available).
Mobile signal strength: O2 - Good, Vodafone, Three and EE - OK.
Note - The Agents have not tested the installations.
LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX - **Band 'C'** *(£1,986.17 for 2025 / 2026)* ***Note - Most of these photos were taken with a wide angle lens***

Views of Builth Wells - Bridge from West, Town from the Quarry

Views of Llandrindod Wells - Boating Lake, Victorian Town Centre and the Park *(taken from the Golf Club)*



St. John's Church, Cwmbach Llechrhyd - ½ mile