















Views of Llandrindod Wells town centre, Lake, Park and surrounding area - two taken from the historic Golf Club



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By directions of Mr & Mrs Bunyan

Ref: L.2091

County Town of Llandrindod Wells Builth Wells 7½ miles Rhayader 11 miles

An imposing 5-storey, semi-detached, Victorian former Guest House in need of refurbishment and modernisation, with a floor area of 3,678 ft² (349 m²), and overgrown garden, off-street parking and two garages, set in a prominent, convenient location 300 yards from the town centre.





Alpine House

Temple Street, Llandrindod Wells, Powys LD1 5DU

COMPRISING: - An attractive semi-detached, late Victorian property built from brick walls, under pitched slate roofs. It has not been lived in for a few years but has lots of potential and it briefly provides: - Ground Floor: Entrance Hall, 2 large receptions, Side Porch, Cloakroom, Study and secondary staircase to basement and one first floor room; Lower Ground Floor: 4 small rooms (with two rear access doors) and 2 cellar store rooms; First Floor: Galleried Landing, Kitchen, large Bedroom and Bathroom; Second Floor: Galleried Landing, 2 double Bedrooms and 2 single bedrooms; Third Floor: Landing and 3 Bedrooms. Outside: A private drive leads down the side to a large parking and turning area, with two Garages and an overgrown level garden. **EPC - G (1)**

PRICE: - ***£150,000*** ***No Forward Chain***

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 making personal inspections.

DIRECTIONS: - From the traffic light s by our office proceed South on A483 (for Builth Wells) for 200 yards, passing the Hotel Metropole, and Alpine House is on the left just after Masco Tool Hire. ***what3words: covenants.operating.strongly***
From Builth Wells take the A483 North to Llandrindod Wells). Continue straight on at the main Newtown road at the mini-roundabout and Alpine House and Alpine House is on the right after 80 yards, just after the computer shop. ***what3words: covenants.operating.strongly***

SITUATION: - Alpine House is set in a prominent location on the A483 Manchester to Swansea Trunk Road, near the famous Hotel Metropole (126 en-suite bedrooms) and The Green (a Park), 200 yards from the beautiful Lakeside Park and within ¼-mile of town centre amenities. Other neighbouring businesses within 150 yards include Fabian's Kitchen (restaurant), Arfon Ales, a phone shop, Temple Bar, Powells' Bistro, Computer Shop, Gaming Hub, Masco Tool Hire, Candyman Antiques, the National Cycle Museum and a Bus Stop.
Llandrindod Wells was developed by the Victorians as an important Spa Holiday Resort and it has been the County Town of and administrative centre of Powys since 1974, giving it a better range of shopping and business facilities than would be expected for a town of c.5150 residents, to include a Tesco Superstore, Aldi Supermarket, successful schools, Hospital and Railway Station (Shrewsbury to Swansea line). Excellent leisure facilities include a Theatre, Library, active U3A, indoor and outdoor bowls (International quality), historic "Harry Vardon" 18-hole Golf Course (with a driving range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are 7½, 10, 19, 24 and 26 miles distant, with Hereford, Abergavenny and Aberystwyth all about an hour's drive. Cardiff, Swansea, Worcester and the Severn Bridge are just over a 1¾-hour drive *(dependent on traffic conditions and any new WAG speed limits)*. In multiple Rightmove surveys Llandrindod Wells has been declared " The Happiest Town in Wales" and it has previously won "Friendliest Town to move to".

THE PROPERTY - Alpine House is an imposing 5-storey, end-of-terrace, property built in the late 19th Century from brick walls, with a yellow brick façade, under pitched slate roofs. It has a nice, inviting entrance hall and the rooms at the front of the building on first three floors have a high ceilings. As with most of the larger properties in Llandrindod Wells from this era, they were built as guest / boarding houses after the arrival of the Heart of Wales Railway line in the 1860s when it grew rapidly to become a fashionable tourist resort, with a direct train from London, and people flocking here to take the various spring waters. Some of the rooms were later used by an architects practice, then by an accountant, although this ceased over 20 years ago. The owners have started to do some upgrading at the rear, by fitting some PVC double-glazed windows (Note - This property is located in the conservation area, so cannot change the front elevation). Dry Rot was discovered in a section of the building at the rear and this has been treated and the walls have been replastered with a scratch coat of render, which you can see on our video tour. The house had a mains gas central heating system, but this needs attention. Alpine House is a very large property with a gross floor area of around 3,678 ft² or 349 m² (from EPC) and it offers huge potential for use by an extended family who work from home, or reconfiguring subject to obtaining planning consent. As a development project it could be converted into four self-contained units, with a basement flat, a ground floor unit with two bedrooms at the rear off the secondary staircase, a first floor 2-bed flat and a 3/4-bed maisonette on the top two floors, although Wales has more stringent Building Regulations for fire safety to include a sprinkler system.

OUTSIDE - A private lane runs on the Southern side which gives access to the side porch, rear garden. a parking area and **TWO GARAGES** - A brick structure with a corrugated iron roof (one without a door). **GARDEN** - This is almost level and has a wall along the Northern side. It has been untended for some time, but we have had it cleared to leave just a couple of trees and shrubs.

SERVICES - Mains gas, electricity, water and drainage are connected, but not operational at present. Full Fibre Broadband is available.
TENURE - **Freehold with no forward chain.** **FIXTURES & FITTINGS** - mentioned in this brochure are included in the price.

LOCAL AUTHORITY: Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000
COUNCIL TAX - BAND F ***Note - Most of these photos were taken with a wide angle lens.***








Builth Wells - Bridge over River Wye



Bandstand, Green & Metropole Hotel

Llandrindod Wells - Hotel Metropole, Lake with serpent and Station Crescent





