
HOMESTEAD FROM SOUTH


HOMESTEAD FROM WEST


KITCHEN


LOUNGE


BEDROOM 2


BEDROOM 3


VIEW FROM BED 3


ENTRANCE DRIVE


HOUSE FROM SOUTH-WEST


STABLES


GARDEN


FIELD ACROSS LANE


FIELD SHELTER - ACROSS LANE


Llandrindod Wells Town Centre


Llandrindod Lake


Severn Arms (Penybont)


Llandegley Church

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

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Independent family business - Established 1991
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Ref: L2103

Penybont 2.3 miles Crossgates 4 miles Llandrindod Wells 7 miles Rhayader 11 miles Builth Wells 15 miles Kington 13 miles

A tastefully modernised and extended Edwardian detached house with 2 receptions, 3 double beds, 3-baths, LPG central heating, PVC double-glazing, beautiful views, large private garden, 3 stables, hay barn and 4.66 acres, set in a convenient location, 250 yards from a neighbour and next to a bridleway onto Llandegley Rocks.




LLANDEGLEY ROCKS - from garden

Larch View

Llandegley, Llandrindod Wells, Powys LD1 5UF

COMPRISING: - An attractive detached house built in the 1920s from brick walls, under a slate roof, with a large, modern matching 2-storey extension. It has LPG gas central heating, PVC double-glazing and briefly provides: - Ground Floor - Storm Porch, Entrance Hall, Dining Room, Bathroom, Kitchen / Breakfast Room and a large Lounge; First Floor - Galleried Landing, 18' Master Bedroom (with en-suite Shower Room and Conservatory), Family Bathroom, two generous double Bedrooms and an Office. In addition there is a mature private garden, ample parking, Garden Shed, three Stables, enclosed Hay Barn and three gently sloping, fertile paddocks. Extending in total to 4.66 acres, or thereabouts. **Council Tax - Band E** **EPC - E (42)**

PRICE: - ***Open to offers over*** **£485,000**

VIEWING: - Strictly by appointment with the Sole Agents Morgan & Co. Tel. (01597) 825682
Note - Our professional bodies recommend that everyone should watch a video tour before making personal viewings to avoid wasted journeys.

DIRECTIONS: - From Llandrindod Wells take the A483 North to Crossgates and turn right at the roundabout onto the A44 (towards Leominster). Pass straight through Penybont and past the two entrances for Llandegley village and Larch View is on the right after a ½-mile. *Note - Just after a large lay-by with a Sign for a Bridleway and usually a small catering van.* ***What3Words: plug.mystified.crumble***
From the East - Travel west on the A44 via Leominster and Kington towards Rhayader. Continue straight on at the New Radnor and Forest Inn and Larch View is on the left after a further 3 miles. Sale board erected. ***What3Words: plug.mystified.crumble***

SITUATION: - *(O S Grid Ref: SO 142 619 Explorer 200)* Larch View is set in an enviable country location at an altitude of 275m (900 ft), with stunning panoramic views, a bridleway next to the bottom of the garden gives access to Llandegley Rocks (a large Common), and town facilities are just over a 10 minute drive. The house is set beside the A44 (Oxford to Aberystwyth road), has a lovely Westerly aspect at the rear, stunning panoramic views and excellent privacy as the nearest neighbour is over 250 yards away. The bedrooms all have fine views over the Radnor Forest to the East and Llandegley Rocks to the West. The tiny village of Llandegley (1-mile) has a Church and the village of Penybont (2¼ miles) has a traditional pub (Severn Arms), Community Centre (that has dancing and exercise classes) and a Garden Centre. Penybont Railway Station is 3½ miles (Shrewsbury to Swansea Line) and the village of Crossgates (4 miles) is set at the intersection of A44 and A483, has a Petrol Services Station (with convenience store and café) and Primary School). The small historic town of New Radnor is 6 miles and has a Primary School, community shop and pub. The County Town of Llandrindod Wells is 7 miles and has a range of shops (Tesco Superstore, Aldi Supermarket), Secondary School, Hospital, Leisure Centre, Golf Club, indoor an outdoor bowls, active U3A, Theatre, etc. The historic market town of Rhayader (gateway to the Elan Valley Dams) and the border towns of Kington, Presteigne and Knighton are between 13 and 15 miles. This area is renowned for its outstanding natural beauty and tranquillity, yet is only a ¾-hours drive from the English marcher towns of Leominster and Ludlow, and Hereford City *(Dependent on traffic conditions).*

THE RESIDENCE - An attractive Edwardian detached house, built around 1920 from cavity red brick walls with contrasting yellow brick quoins, under a Welsh slate roof. Larch View was purchased in 1987 and soon afterwards a 2-storey matching extension was built on the Southern end to create a large living room and ground floor bathroom, with a master bedroom and conservatory over. Since then it has had further updating to include the installation of PVC double-glazing, Propane gas central heating, updating kitchen and bathroom suites. Larch View is a spacious family home with a floor area of 1,717 ft² (163 m²) and it provides the following well proportioned accommodation: -

GROUND FLOOR

STORM PORCH - Having a PVC double-glazed door, windows to East and South, tiled floor and half-glazed hardwood door to

ENTRANCE HALL - Having two small windows to East, open staircase to first floor, understairs cupboard and door to the Lounge, Bathroom, Kitchen and

DINING ROOM **13' 3" x 11' 0" (4.06 m x 3.35 m)** *Note - In the past this room has been used as a fourth double bedroom.* Having a small cast iron fireplace, radiator and window to East.

KITCHEN / BREAKFAST ROOM **17' 0" x 11' 4" (5.18 m x 3.46 m)** Having a range of light Oak fronted cabinets incorporating ten base cupboards, six wall cupboards, one glazed and leaded wall cupboard, one galleried unit, inset Asterite 1½-bowl sink, worktops with tiled surrounds, integrated gas hob, concealed cooker hood, electric oven, microwave oven and fridge freezer. In addition there are windows to the South and East, a tiled floor, radiator, PVC double-glazed door to rear and door to

LOUNGE **18' 0" x 15' 4" (5.49 m x 4.68 m)** Having a large wood burning stove with an Oak surround, two windows to South, patio door to West, television point, four pairs of wall lights and door to the Entrance Hall.

BATHROOM - Having a cream coloured suite, incorporating toilet, pedestal wash basin and spa bath, together with half-tiled walls, radiator, extractor fan and window to East.

FIRST FLOOR

GALLERIED LANDING - On two levels with an access to the loft.

MASTER BEDROOM **18' 1" x 15' 4" (5.53 m x 4.67 m)** Having a radiator, television point, window to East, a cream coloured fitted suite of four wardrobes, five high-level storage cupboards, a chest of drawers and dressing table, together with a patio door to Conservatory, and a pair of saloon style louvre doors to

EN-SUITE SHOWER ROOM - Having a toilet, hand wash basin and glazed shower cubicle with an electric shower, together with tiled surrounds and window to front.

CONSERVATORY *Approximately* **16' x 5'** - A PVC double-glazed lean-to model with a Polycarbonate roof.

FAMILY BATHROOM - Having a modern white suite comprising toilet, pedestal wash basin and panelled bath with a thermostatic shower and curtain over, together with tiled surrounds, ladder towel heater, shaver point, mirror fronted toiletries cabinet and window to West.

BEDROOM 2 **(rear) 13' 4" x 11' 4" (4.06 m x 3.47 m)** Having a radiator, built-in double wardrobe, television point and window to North.

BEDROOM 3 **(front) 13' 5" x 10' 6" (4.08 m x 3.20 m)** Having a radiator, built-in double wardrobe, small cast iron feature fireplace and window to East.

OFFICE **6' 11" x 5' 11" (2.12 m x 1.80 m)** - Having a radiator and two book shelves.



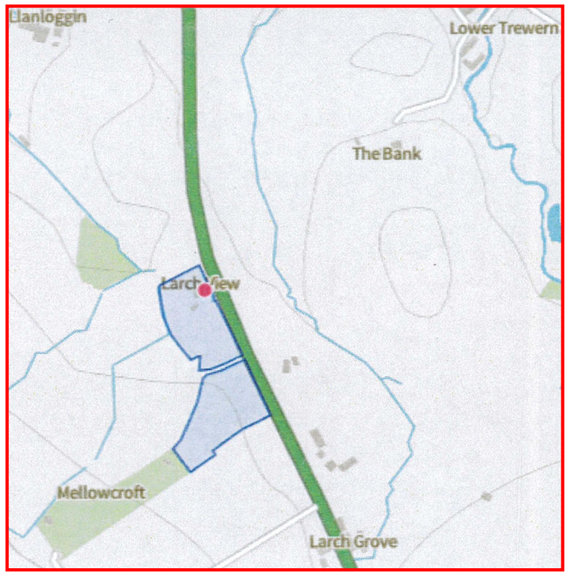
GARDENS - The house has a small front garden set behind a clipped hedge with a wicket gate and a concrete path runs to the Storm Porch and around the Southern side. The main access is via a recessed galvanised steel gate and short concrete lane that runs to the rear of the house, with matching gates to two paddocks and flanked by the Stable Block. On the Northern side there is a large, gently sloping lawn with a fish pond, mixed shrubs and surrounded by tall hedging and trees.

STABLE BLOCK **32' 7" x 16' 9"** *overall* **(9.93 m x 5.11 m)** Built mainly from concrete block walls with a galvanised corrugated iron and three light roof sheets. It is divided into two stables and food store with three doors to front and two to the paddock at the rear.

HAY BARN **25' x 15'** *overall* - A traditional 3-bay pole barn that is clad with galvanised corrugated iron, with a gate on one side and located in the paddock on the West side of the house.

GARDEN SHED **8' x 6'**

THE LAND - Extending in total to 4.66-acres, or thereabouts, contained in three fields and a levelled menage. The land is all gently sloping, is laid to permanent pasture, has good shelter and is in three enclosures. There are two fields adjacent to the homestead and next to the garden there is an all-weather exercise area with post and rail fencing. The third field is located to the South of a private lane the runs to Mellowcroft, accessed over the lane or via crossing gates and it has a useful **FIELD SHELTER** *(see photo).*



TENURE - This property is Freehold

SERVICES - Mains electric, water and telephone. Fibre Broadband available. Septic Tank drainage. LPG central heating with leased bulk storage tank.

Note - The Agents have not tested the installations.







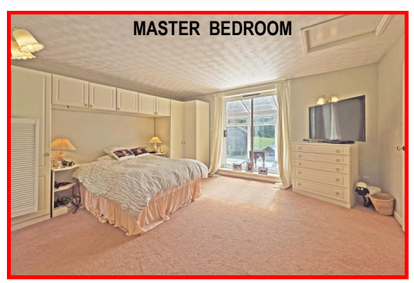


















FIXTURES & FITTINGS - mentioned in this brochure are included in the price. Certain other items may be available subject to separate negotiation.

LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, LD1 5LG Tel: (01597) 826000

COUNCIL TAX Band E (£2,826.73 for 2026 / 2027) ***Note - Most of these photos were taken with wide angle lens.***

