





Lloyds

6 Cambrian Place, Llanidloes, Powys, SY18 6BX

Guide Price: £295,000

MORRIS MARSHALL POOLE

A Landmark Period Property in the Heart of Mid Wales.

An impressive former hotel and renowned guest house occupying a prominent corner position within the conservation area of the historic market town of Llanidloes. Dating from approximately 1875, Lloyds is a substantial period property offering extensive and versatile accommodation arranged over four floors. For many years the property operated as a highly successful bed and breakfast and restaurant, earning an excellent reputation throughout Mid Wales for its quality food, warm hospitality and welcoming atmosphere.

Now a spacious private residence, the property presents a rare opportunity to acquire a landmark building with significant potential for a variety of uses, including continued residential occupation, multi-generational living, guest accommodation, hospitality business or other commercial ventures, subject to any necessary consents.

The accommodation includes a range of reception rooms, commercial-style facilities, extensive utility and storage areas, wine cellar, seven guest bedrooms (most with en-suite facilities), a former owner's suite and the benefit of a passenger lift serving the upper floors.

Situated within walking distance of Llanidloes town centre amenities, the property enjoys excellent access to the spectacular scenery of the Cambrian Mountains, Hafren Forest, Clywedog Reservoir and the wider Mid Wales countryside.
Llanidloes itself provides a comprehensive range of local facilities including supermarkets, independent retailers, cafés, restaurants, public houses, schools, medical facilities and leisure amenities. The town continues to attract visitors throughout the year and is widely recognised as one of Mid Wales' most attractive market towns.

The nearby towns of Newtown (approximately 14 miles) and Aberystwyth (approximately 32 miles) provide further shopping, educational, leisure and transport facilities, whilst rail services from Newtown offer connections to Shrewsbury, Birmingham and the national rail network.

Substantial former hotel and renowned guest house in the heart of historic Llanidloes. Offering extensive accommodation over four floors, including seven en-suite bedrooms, owner's suite, passenger lift and multiple reception rooms.

- Historic former hotel dating from circa 1875
- Prominent corner position in Llanidloes Conservation Area
- Previously a highly successful B&B and restaurant.
- Seven en-suite guest bedrooms plus owner's accommodation
- Passenger lift serving upper floors
- Flexible accommodation suitable for residential or commercial use (STC)
- Convenient access to Newtown, Aberystwyth and Mid Wales tourist attractions
- EPC - D (64) Exp 8.7.2036

Occupying a prominent conservation area position with potential for residential, hospitality or mixed-use opportunities, subject to consent.

Viewing is highly recommended to appreciate the scale, versatility and commercial potential of this unique property.

The accommodation comprises:

Lower Ground Floor
Utility rooms, Belfast sink, airing cupboard, boiler room, store room and wine cellar.

Ground Floor
Reception hall, spacious sitting room with bay windows, snug with multi-fuel stove, kitchen, utility area, two cloakrooms and passenger lift.

First Floor
Four bedrooms, all with en-suite facilities.

Second Floor
Laundry room and three further bedrooms with en-suite facilities.

Third Floor
Former owner's suite comprising two bedrooms, sitting room and shower room.





OUTSIDE
Railed frontage with attractive planting area and right of way to the rear.

SERVICES Mains electricity, water, gas and drainage. Partial mains gas central heating, electric heaters.
N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

FLOOD RISK (PER NRW)
Flooding from Rivers – risk less than 0.1% chance each year.
Flooding from Sea – risk less than 0.1% chance each year.
Flooding from surface water and small watercourses – risk less than 0.1% chance each year.

BROADBAND & MOBILE SIGNAL
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

COUNCIL TAX Band 'F' (online enquiry).

TENURE Flying Freehold. Land Registry Title Number: WA661068.

VIEWING & NEGOTIATIONS
All interested parties are respectfully requested to communicate directly with the Selling Agents.

DIRECTIONS
From our office in Great Oak Street proceed to the top of town and turn left in front of the Minerva Arts Centre. Follow the road around to the left and the property is situated on the left hand side. **What3words: cautious.tweed.crumple.**

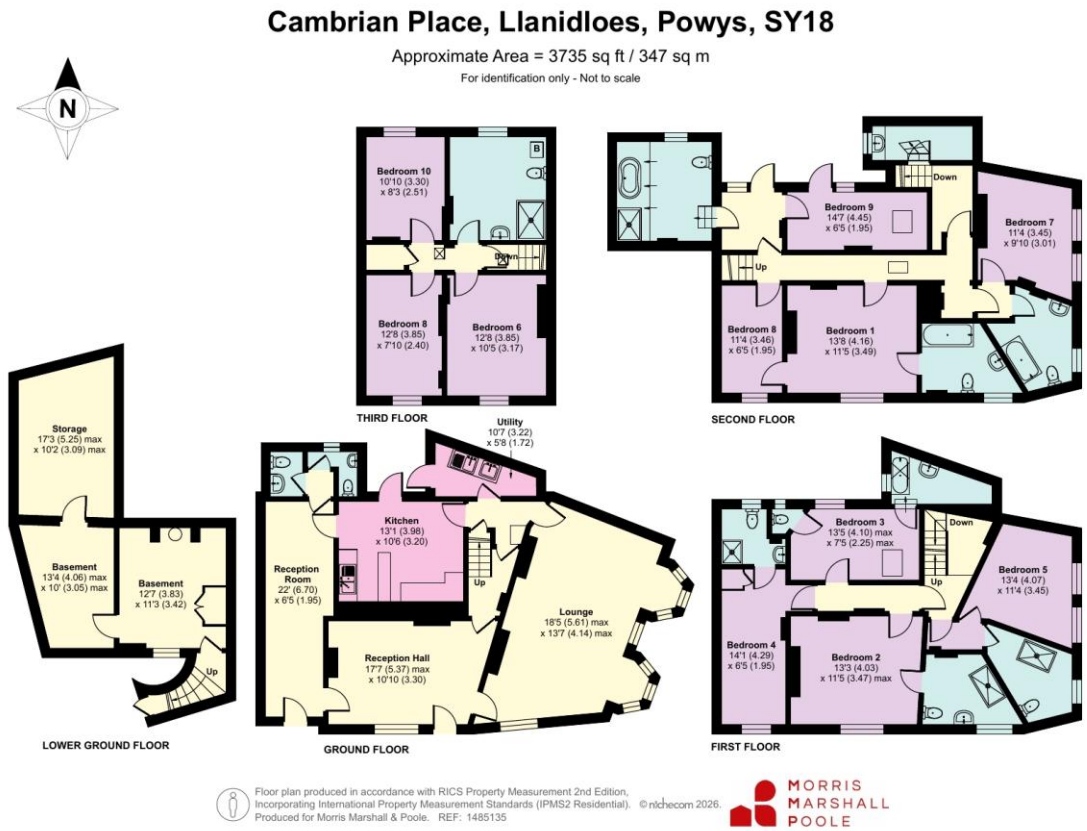
MONEY LAUNDERING REGULATIONS
On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES
Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Ref: 2026/S AHT 07/26



FLOORPLAN


Cambrian Place, Llanidloes, Powys, SY18
Approximate Area = 3735 sq ft / 347 sq m
For identification only - Not to scale
N
Bedroom 10
10'10 (3.30)
x 8'3 (2.51)
B
Down
Bedroom 8
12'8 (3.85)
x 7'10 (2.40)
Bedroom 6
12'8 (3.85)
x 10'5 (3.17)
THIRD FLOOR
Bedroom 9
14'7 (4.45)
x 6'5 (1.95)
Down
Bedroom 7
11'4 (3.45)
x 9'10 (3.01)
Up
Bedroom 8
11'4 (3.46)
x 6'5 (1.95)
Bedroom 1
13'8 (4.16)
x 11'5 (3.49)
SECOND FLOOR
Storage
17'3 (5.25) max
x 10'2 (3.09) max
Basement
13'4 (4.06) max
x 10' (3.05) max
Basement
12'7 (3.83)
x 11'3 (3.42)
Up
LOWER GROUND FLOOR
Utility
10'7 (3.22)
x 5'8 (1.72)
Kitchen
13'1 (3.98)
x 10'6 (3.20)
Reception
Room
22' (6.70)
x 6'5 (1.95)
Up
Lounge
18'5 (5.61) max
x 13'7 (4.14) max
Reception Hall
17'7 (5.37) max
x 10'10 (3.30)
GROUND FLOOR
Bedroom 3
13'5 (4.10) max
x 7'5 (2.25) max
Down
Up
Bedroom 5
13'4 (4.07)
x 11'4 (3.45)
Bedroom 4
14'1 (4.29)
x 6'5 (1.95)
Bedroom 2
13'3 (4.03)
x 11'5 (3.47) max
FIRST FLOOR
Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Morris Marshall & Poole. REF: 1485135
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