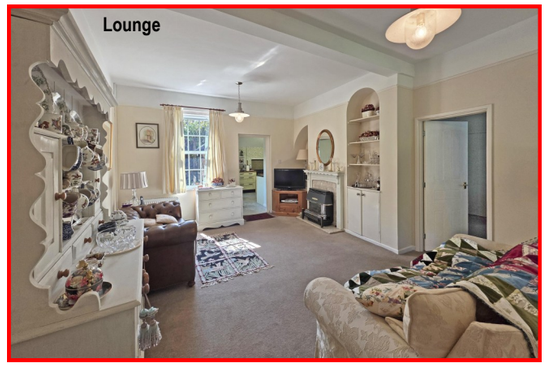

House from North-East


House from South-West


Lounge to Kitchen

House from North-West


Adjacent Bowling Club

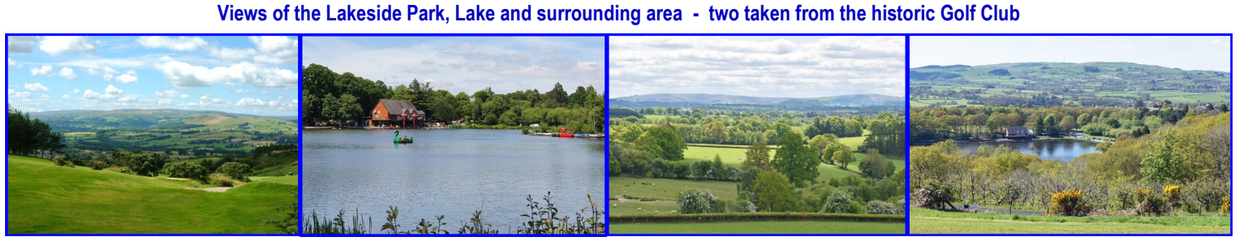

Lounge


Dining Room


Kitchen


Courtyard in Afternoon

Views of the Lakeside Park, Lake and surrounding area - two taken from the historic Golf Club



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

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By directions of Ms Brown

Ref: L2115.

County Town of Llandrindod Wells Builth Wells 8 miles Rhayader 10 miles Knighton 19 miles

A pretty Victorian 3-bed detached cottage with 2 receptions, gas central heating, double-glazing, parking bay and two patio gardens, set in an enviable location by the Bowls Club and surrounded by the beautiful Rock Park.


House from South-East


Front Bedroom View of Rock Park

1 Arcade Cottage

Rock Park, Llandrindod Wells, Powys LD1 6AE

COMPRISING: - An attractive detached house built in around 1867 from brick walls under a slate roof. This house has been sympathetically modernised, has a generous floor area of 1,285 ft² (122 m²), mains gas central heating, double-glazed sash windows and briefly provides: - Entrance Lobby, Lounge, Kitchen, Utility Room, Dining Room, Landing, three Bedrooms and Bathroom. In addition there is a parking bay for one car and an enclosed patio garden in two sections. **EPC - D (59)** Council Tax - Band E

PRICE: - Offers Over £270,000

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

DIRECTIONS: - From our office proceed South on the A483 (towards Builth Wells) for 250 yards and turn right at the mini-roundabout onto Spa Road. Continue on this road to the roundabout and take the second exit (by a big sign for Rock Park). Go down the hill then turn left into Rock Park. Continue past the Pump House, over the speed humps then bear right and 1 Arcade Cottage is on the left.
what3words: engaging.encroach.dance

SITUATION: - Llandrindod Wells was developed as a significant Spa Resort in the 1860's following the enclosure of the Commons (1862 Act), and the speed of growth increased dramatically with the arrival of the Heart of Wales Railway Line (Shrewsbury to Swansea), although the Romans knew about the mineral springs here and called it "Baths of the Silures". Rock Park is one of the oldest parks / arboretums in Wales and extends to around 12-acres, running down to the River Irfon and 1 and 2 Arcade Cottages were originally small gift shops that served the nearby Pump Rooms and Rock Park Hotel (demolished long ago). The adjacent Bowls Club dates from 1912 and has been the principle venue in Wales for many years, with three rinks, the clubhouse was rebuilt 1992, and it is hosting the European Bowls Championship in September. This cottage has an Easterly aspect, the front rooms overlook a lawned section of Rock Park, the North-Western corner of the garden overlooks one of the greens, and town centre amenities are within ½-mile. Llandrindod Wells is the County Town of and administrative centre of Powys, giving it a better range of shopping and business facilities than would be expected for a town of around 5150 residents, to include a Tesco Superstore, Aldi Supermarket, successful schools and Hospital. Rightmove surveys have declared LD1 (Llandrindod Wells postal area) to be "the friendliest place to move to in the UK" and on several occasions declared Llandrindod Wells to be "Happiest Town in Wales". Leisure facilities within a 11 mile radius include a Theatre, Cinema, Library, active U3A, three Sports Centres, indoor and outdoor bowls (International quality), two 18-hole Golf Courses (one with a driving range), Game and Coarse fishing. The market towns of Builth Wells, Rhayader, Knighton, Brecon and Newtown are approximately 8, 10, 19, 26 and 27 miles distant. The City of Hereford, Abergavenny and coastal resort of Aberystwyth are all about an hour's drive, with Cardiff, Swansea, Worcester and the Severn Bridge all just over a 1¾-hour drive *(Note - Dependent on traffic conditions).*

THE RESIDENCE - These two detached cottages were built in the 1860s to match the architecture of the nearby Pump Room (now a Café) from brick walls, with yellow and blue detail to the front elevation, under an ornate slate roof. They are double fronted and were originally designed as gift shops with two display windows and visitor lodgings, but have been used as private houses for many years. The EPC Report shows that Number 1 has a floor area of 122 m² (1,285 ft²), which is larger than most modern 3-bed houses. 1 Arcade Cottages has been tastefully refurbished to produce a comfortable family home with mains gas central heating and the sash windows have been replaced with new double-glazed units, so it combines period features with modern creature comforts and provides the following light and airy accommodation: -

GROUND FLOOR

STORM PORCH / READING ROOM (Former shop front) - Having a central glazed door with angled windows to both side and glazed door to

SITTING ROOM **17' 10" x 12' 10" (5.45 m x 3.93 m) Note - Headroom 9' 4" (2.86 m)**

Having borrowed light from the Porch, double-glazed window to rear, two radiators, living-flame gas fire with a marble and painted wood surround, alcove cupboards and shelving, television and telephone points and doors to the Dining Room and Kitchen.

KITCHEN **14' 7" x 10' 5" (4.45 m x 3.17 m)**

Having a range of cream painted cabinets incorporating nine base cupboards, two glazed wall cupboards, inset stainless steel sink, worktops and an integrated Rangemaster dual-fuel range cooker with four gas rings, ceramic hob, griddle and three electric ovens, matching chimney cooker hood. In addition there is space for a fridge-freezer, wall mounted gas boiler, three double-glazed windows, access to a small loft, PVC double-glazed door to the Southern rear patio and door to

DINING ROOM **14' 2" x 9' 8"** *plus* **6' 10" x 5' 3" (4.33 m x 2.95 m** *plus* **2.10 m x 1.60m) Note - Headroom 9' 4" (2.86 m)**

Being L-shaped and having two radiators, television point, open staircase to first floor, understairs cupboard, doors to the Lounge, Utility Room, and a glazed door and window to a Storm Porch / Reading Room (Similar to the one described above).

UTILITY ROOM **7' 1" x 6' 9" (2.16 m x 2.07 m)**

Having a two base cupboards, stainless steel sink, worktop with tiled surround, plumbing for a washing machine, toilet and double-glazed window to rear,

FIRST FLOOR *Note - Partially sloping ceilings*

CORRIDOR LANDING - Having an airing cupboard (with hot water cylinder and immersion heater and two loft hatches. *Working Clockwise*

BEDROOM 1 **(front) 12' 8" x 11' 8"** *maximum* **(3.87 m x 3.56 m** *maximum* **)**

Being slightly L-shaped and having a radiator and a double-glazed window overlooking the Park.

BEDROOM 2 **(front) 12' 5" x 11' 10"** *maximum* **(3.80 m x 3.61 m** *maximum* **)**

Being slightly L-shaped and having a radiator and a double-glazed window overlooking the Park.

BEDROOM 3 **(rear) 13' 6" x 10' 2"** *maximum* **6' 9"** *minimum* **(4.13 m x 3.11 m** *maximum* **2.05 m** *minimum* **)**

Being L-shaped with a radiator, double-glazed window overlooking the rear patio and a pair of low louvred doors to

OFFICE / STORES **4' 8" x 2' 8" (1.44m x 0.83 m)** - Having a double-glazed window to rear.

BATHROOM - Having a champagne coloured suite incorporating a toilet, pedestal wash basin and panelled bath with an electric shower and curtain over, together with tiled surrounds, radiator, extractor fan and double-glazed window to rear.

GARDEN - On the Southern side there is a parking bay with space for one car and a wicket gate gives access to a walled courtyard with a paved patio, Garden Shed, a Former Coal Store, door to the Kitchen and excellent privacy. A wicket gate leads to a path that runs behind the kitchen to a second paved patio which has a wicket gate to the front, picket fencing and a raised bank offers views of one of the bowling greens.

TENURE - Freehold with vacant possession on completion. **FIXTURES & FITTINGS** described in this brochure are included in the price.
SERVICES - Mains gas, electricity, water, drainage and telephone are connected. Gas central heating. Ultrafast Fibre Broadband available
Note - The Agents have not tested the installations. *Note - Most photos were taken with a wide angle lens.*
LOCAL AUTHORITY Powys County Council, County Hall, Llandrindod Wells LD1 5LG Tel: 01597 826000 **COUNCIL TAX Band 'E'** *(£2,883.21 for 2026 / 7)*

