



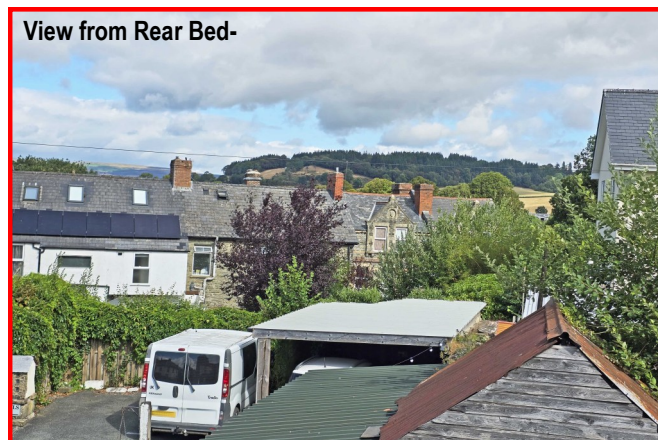
Entrance / Parking / Workshop



Workshop



Rear Patio



View from Rear Bed-



Entrance Lobby



Lounge



Dining Room



Kitchen Kitchen

Note - Most photos were taken with a wide angle lens.

Wye Bridge taken from the Groe Park, Builth Wells town setting and River Wye taken from Quarry Hill, St. Mary's Church and Golf Clubhouse



**Winchester House, Temple Street,
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**Independent family business - Established 1991
Winner of 6 Gold Awards & 1 Silver in 2022/3/4/5 for
Sales & Lettings in Best Agency Awards, a survey
of nearly 15,000 agents across UK (so in top 2%).**



By directions of Mr Kibble

Market Town of Builth Wells Llandrindod Wells 7½ miles Rhayader 13 miles Brecon 16 miles (shortest route) Kington 20 miles Llandovery 24 miles

Ref: L 2117

A deceptively spacious 2-bed, stone detached cottage, with a large Cellar, gas CH, DG, off-street parking, private patio and workshop, set in a convenient location 90 yards from the High Street.



5 Market Street Builth Wells, Powys, LD2 3EF

COMPRISING: - An attractive detached property that was refurbished and converted into a dwelling and Vets Surgery in 1990, built from stone walls with a slate roof. It has mains gas central heating, double-glazing and briefly provides: - Ground Floor - Entrance Lobby / Office, Lounge, Dining Room, Kitchen and Bathroom; First Floor - Landing and two double Bedrooms; Cellar Stores (with separate toilet). Outside - On the Eastern side there is a tarmac parking area and a Workshop, and at the rear there is a walled patio with good privacy. **EPC - D (59) Council Tax - Band D**

PRICE: - **Open to offers over £195,000 NO FORWARD CHAIN**

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 South to Builth Wells. Cross the River Wye then bear right through the town centre, then turn left on a right hand bend for Upper Chapel. Fork left after 80 yards and 5 Market Street is the first house on the left. **What3words: named.tabs.crucially**

SITUATION: - This cottage is set in an extremely convenient location, only 90 yards from the High Street and is within easy walking distance of amenities. Number 5 has a Southerly aspect and there are nice views from the bedrooms (particularly from the rear - photo on Page 4). Builth Wells is a picturesque small market town, set on the banks of the River Wye at the intersection of the A483 and A470 Trunk roads. It has a range of independent shops, business amenities, Cooperative and Asda Supermarkets, successful schools, Cinema / Arts Centre and a good choice of cafes, restaurants and pubs. Excellent leisure amenities include a sports centre, swimming pool, 18-hole parkland golf course, rugby, football, cricket and bowls clubs, river and lake fishing. In addition there are numerous events and attractions at the Royal Welsh Showground at Llanelwedd (¾-mile). The area is renowned for its outstanding natural beauty, ideal for walking, mountain biking and horse riding. The County Town of Llandrindod Wells (7½ miles) has a wider range of shops, supermarkets, Tesco Superstore, Aldi Supermarket, indoor Bowls Arena, etc. The market towns of Rhayader, Brecon and Llandovery are 13 miles, 16 miles distant (shortest route) and 24 miles, with Newtown, Aberystwyth, Abergavenny, Merthyr Tydfil and Hereford all within an hour's drive. The cities of Cardiff, Swansea and Worcester, and the Severn Bridge are between about a 1½ to 1¾ hour drive (Dependent on traffic volumes).

NAEA & ARLA Propertymark Protected ESTATE & LETTING AGENTS - Est. 1991



THE RESIDENCE - An attractive detached house built from stone walls, under a slate roof, with a matching single-storey extension at the rear. It was converted from a row of three properties in 1990 by Bertie Ellis, a local vet, and there is a carved date stone on the front with the Latin inscription “ACU REM TETIGI” which translates as “*I have hit the nail on the head*”. The refurbishment was carried out to a high standard, to include the installation of wooden double glazing, PVC soffits and fascia, and it retains character features such as fireplaces, wainscoting and pine doors. Number 5 has been updated more recently with modern kitchen and bathroom suits. This property is very unusual in having a large dry cellar that is accessed via a pair of trap doors in the Lounge, with natural daylight from the front. The cottage has mains gas central heating (2-year old boiler), hard wired smoke alarms, is in good decorative order and provides the following spacious accommodation: -

GROUND FLOOR
ENTRANCE LOBB / BOOT ROOM 9’ 7” x 6’ 7” (2.92 m x 2.02 m) *Note - This could be adapted to be a Home Office.*
Having a hardwood half-glazed door, vaulted ceiling, tiled floor, radiator, shoe storage bench, cloak and hat rack and door to
LOUNGE 13’ 3” x 11’ 1” (4.06 m x 3.38 m)
Having a stone feature fireplace, radiator, two windows to South, television and telephone points, electric meter cupboard (consumer unit tested 4/4/2023), trap door to Cellar and door to
DINING ROOM 10’ 8” x 9’ 7” *minimum* (3.27 m x 2.92 m *minimum*)
Having a cast iron and tiled open fireplace, part exposed stone walling, pine wainscoting, radiator, television and telephone points, varnished floorboards, door to Inner Hall / Staircase and a wide opening to
KITCHEN 12’ 7” x 8’ 1” (3.84 m x 2.47 m)
Having a modern range of cream coloured cabinets incorporating seven base cupboards, three wall cupboards, worktops with tiled surrounds, inset stainless steel 1½-bowl sink, integrated stainless steel gas hob, chimney cooker hood and eye-level electric fan oven. In addition there is plumbing for a washing machine, a radiator, varnished floorboards, windows to West and North, and a hardwood door with leaded glazed panel to the side path (West) and rear patio garden.
BATHROOM - Having a modern white suite incorporating a toilet with concealed cistern, wash basin in a vanity unit and a P-shaped panelled bath with a thermostatic shower and glazed screen over, together with tiled surrounds, radiator, two mirrors, varnished floorboards, access to a small loft and window to East.

FIRST FLOOR - LANDING - Having a window to East and access to loft.
BEDROOM 1 (front) 13’ 6” x 10’ 8” (4.11 m x 3.27 m)
Having a feature fireplace, radiator, varnished floorboards, alcove hanging rail and two windows to South.
BEDROOM 2 (rear) 11’ 1” x 9’ 10” (3.39 m x 3.00 m)
Having a feature fireplace, radiator, window to North (with fine views) and Boiler Cupboard (with a Worcester gas combi boiler).

BASEMENT
CELLAR / UTILITY / STORES 18’ 3” x 8’ 9” (5.75 m x 2.68 m) *Note - 6’ 4” (1.93 m) headroom*
Approached via a pair of trap doors and staircase from the Lounge, and having a ceramic tiled floor, fluorescent lights, power points, stainless steel sink (cold tap), two base cupboards, gas meter, two small windows to South (front) and door to
TOILET - Having a toilet, enamelled sink (cold tap), two base cupboards and fitted shelving.

OUTSIDE - The cottage is approached via a courtyard on the Eastern side which is flanked by stone walls, with tarmac parking for two small cars, two outside lights and water tap. *Note - There is a fine pair of old wrought iron gates which need new hinges.*
WORKSHOP / MOTORBIKE GARAGE 13’ 1” x 9’ 1” (4.00 m x 2.77 m)
A timber structure with a slate roof, 3’ 8” (1.13 m) wide door, double-glazed window to South, four fluorescent lights, five double power points and mezzanine storage over (with drop down ladder). On the Western side there is a wide paved path with a tall door to the street, panel fencing, steel **STORAGE SHED**, two Japanese Maples, roses, outside light, door to the Kitchen and a paved patio that is has brick walling and good privacy. *Note - Most of these photos were taken with a wide angle lens.*



TENURE - **Freehold** with vacant possession on completion. **NO FORWARD CHAIN**
FIXTURES & FITTINGS described in this brochure are included in the price.
SERVICES - Mains gas, electricity, water, drainage and telephone are connected.
Note - The Agents have not tested the installations. Fibre Broadband available
LOCAL AUTHORITY - Powys County Council, County Hall, Llandrindod Wells, LD1 5LG
Tel: 01597 826000. Council Tax - Band D (£2,399.88 for 2026 / 7)

