

Ref: 0coe91

Coed Coch, Llangammarch Wells, Powys, LD4 4BS

**Impressive 5 Bed Country Property in Delightful Sylvan Setting
Capacious Contemporary Accommodation, Charming Gardens & Grounds,
2 Stables, Woodland Boundary Stream, c.2 Acres in all (t.b.c.), Picturesque Location**

Outskirts of Llangammarch Wells, Llanwrtyd Wells 5 miles, Builth Wells 7 miles, Brecon 17 miles



This stylish, individually designed, spacious country residence was completed in 2007 and blends in well with its mature, rural environment. The house offers exceptionally well appointed, well proportioned family accommodation with wood-framed double glazing, oil-fired central heating, and extensive use of solid oak –

Ground Floor: Reception Hall, Open-Plan Kitchen and Dining Room, Lounge, Sun Room, Utility Room, Shower Room, Bedroom 5 (presently used as a Games Room).

First Floor: Master Bedroom Suite with Balcony, Walk-In Wardrobes, and En Suite Shower Room. 3 Further Double Bedrooms and Family Bathroom.

Being in a slightly elevated position, the residence enjoys views across its lovely, parkland-like grounds, which include sweeping lawns and a variety of tall majestic trees, with a woodland stream at the rear boundary. There is a Double Timber Stable Block within the grounds. The whole amounts to circa 2 Acres (to be confirmed).

The property enjoys a very favourable location in a sought after area on the outskirts of the small spa town of Llangammarch Wells by the River Irfon, surrounded by picturesque Cambrian landscapes with walking, cycling and riding opportunities. Llangammarch is the smallest of the four spa towns of mid Wales, connected by the Heart of Wales country railway line (Swansea to Shrewsbury), and has a pub, hotel, general store/post office and small railway station, all about three-quarters of a mile away. There is a primary school about 2 miles away in Garth village. Llanwrtyd Wells, 5 miles, has a selection of shops, primary school, health centre, pubs, hotels and restaurants, whilst fuller amenities and secondary education are available at Builth Wells, 7 miles, on the River Wye, home to the Royal Welsh Showground and an 18-hole golf course.

Offers in the Region of: £475,000





THE ACCOMMODATION:

Spacious rooms, oak doors throughout, mainly oak flooring.

Ground Floor –

- FRONT ENTRANCE:** Open-sided, pillared entrance porch with three-quarter glazed front door leading into the Reception Hall.
- RECEPTION HALL:** 17'2" x 16'6". Oak flooring, bespoke open-tread oak turning staircase to the first floor, heated double cloaks cupboard with radiator, window to the front aspect, door to the Kitchen and door to the Dining Room (open-plan room), door to Shower Room, and door to Bedroom 5 (presently used as a Games Room).
- OPEN-PLAN KITCHEN and DINING ROOM:**
- KITCHEN AREA:** 18'6" x 17'8". Range of oak wall and base units, deep utensil drawer, granite work surfaces, Belfast-style stainless steel sink with swan-neck mixer tap, tiled splashbacks, ceiling downlights, large central island with double electric oven, Neff ceramic hob and stainless steel extractor fan above, tiled floor, concealed dishwasher, chromium towel rail, dual aspect with window to the side and window to the rear. Door off to the Utility Room.
- DINING ROOM AREA:** 22'4" x 11'6". Double aspect fireplace between the Dining Room and the Lounge, with a multi-fuel cast iron stove on a raised hearth with stove access to both sides, tiled floor, double fully glazed doors with glass panels either side leading into the Lounge, and double fully glazed doors with glass panels either side and exposed timber beam above leading into the Sun Room.
- LOUNGE:** 23'6" x 19'10". Oak flooring, double aspect fireplace as mentioned in the Dining Room with multi-fuel cast iron stove, a triple aspect room with French doors with window panels either side leading out to the side terrace, fully glazed doors with glass panels either side leading out to the rear terrace, and window to the side elevation. Delightful views across the property's grounds and the pretty woodland valley beyond.
- SUN ROOM:** 10'10" x 9'8". Oak flooring, dual aspect with French doors to the rear and full-height windows to the side.
- UTILITY ROOM:** 9'10" x 11'8". Accessed from the Kitchen. Range of oak wall and base units, granite-effect work surface, 1½ bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing and space for washing machine and tumble dryer, space for an upright fridge/freezer, oil-fired boiler serving the central heating and hot water system, tiled floor, three-quarter glazed external door to the side and window to the front aspect.
- SHOWER ROOM:** 9'6" x 4'10". Accessed from the Reception Hall. Modern white suite comprising close coupled W.C., pedestal wash hand basin, and large corner shower enclosure with Triton electric shower unit. Fully tiled walls, tiled floor, chromium towel rail, extractor fan, window to the front aspect.
- GROUND FLOOR BEDROOM 5/ GAMES ROOM:** 16'8" x 10'4". Accessed from the Reception Hall. Presently used as a Games Room. Dual aspect with window to the front and window to the side.

Reception Hall



Open-plan Kitchen/Dining Room





The Dining Room



The doors between the Dining Room and the Sun Room



Sun Room



Lounge



Further aspects of the Lounge



First Floor –

- LANDING:** From the Reception Hall, the oak open-tread staircase leads up to the very spacious, part galleried, first floor Landing, with oak flooring, access to the loft with built-in retractable ladder, door into airing cupboard, mirrored chromium upright radiator, two Velux-style roof lights to the front aspect, and ceiling downlights. The landing is large enough to use as study/seating if required.
- Doors off to the following accommodation:-
- MASTER BEDROOM 1:** 23'6" max. x 19'3" max. Oak flooring, door into walk-in wardrobe, door into further built-in shelved wardrobe, dual aspect with fully glazed door with window panels either side leading out the feature Balcony with lovely views across the boundary stream and woodland beyond, and window to the side aspect looking out towards the hills of Mynydd Epynt beyond the neighbouring property. Door to En Suite Shower Room.
- BALCONY:** Large balcony, sheltered by the roof overhang, with ceiling downlights and balustrade – a delightful seating area to relax and enjoy the air and views, and an ideal place for bird and nature watching.
- EN SUITE SHOWER ROOM:** 8'7" x 7'4". White suite comprising close coupled W.C., pedestal wash hand basin, and large shower enclosure. Oak flooring, fully tiled walls, flat panel chromium radiator/towel rail, ceiling downlights, extractor fan.
- BEDROOM 2:** 19'6" x 11'9". Oak flooring, triple aspect with dormer window to the front, window to the side and Velux-style roof light to the rear.
- BEDROOM 3:** 16'8" x 10'5". Oak flooring, dormer window to the front aspect looking out across the front gardens.
- BEDROOM 4:** 17'1" x 10'8". Oak flooring, window to the side aspect and Velux-style roof light to the rear.
- FAMILY BATHROOM:** 13'6" x 7'4". Contemporary white suite comprising free-standing roll-top oval bath with central swan-neck mixer tap, pedestal wash hand basin, and close coupled W.C. Oak flooring, half tiled walls, flat panel zig-zag chromium radiator/towel rail, extractor fan, Velux-style roof light to the front aspect.

Landing



Master Bedroom 1 with access to the Balcony



Another aspect of Bedroom 1



En Suite Shower Room



Bedroom 2



Bedroom 3



Family Bathroom



Looking out from the balcony – a view that changes with the seasons



EXTERNALLY:

THE APPROACH:

The property is approached along a quiet country lane about three-quarters of a mile from the centre of Llangammarch Wells, then via a hard surfaced driveway that turns off the lane to access this property and two other properties. The whole access drive is owned by this property (Coed Coch) and the two other properties have right of access along it.

Coed Coch has a timber-gated entrance into a large gravelled parking and turning area to the front of the residence.

2-STABLE BLOCK:

24' x 12' (external measurements). The double timber stable block is situated in the grounds to one side of the residence. The building is not currently used for stabling but provides a large storage outbuilding.

GARDENS & GROUNDS:

We are informed that the property amounts to approximately 2 Acres in all (to be confirmed) with lovely, easy to maintain gardens and grounds that comprise expanses of lawn and with a variety of splendid tall trees including several magnificent Wellingtonia (Redwood/Sequoia ... *Coed Coch means red wood*). The lawned area is mainly to the front of the residence and is enclosed by post and rail fencing with trees either side creating an avenue effect. There is a large paved terrace to the rear of the house and another to one side and there are vegetable and soft fruit growing beds near the stable building. To the rear is an area of woodland with a boundary stream. The stream is the Syfien, which journeys down from Mynydd Epynt to join the River Irfon. The property is a haven for garden and woodland birds.

The property's rear gated entrance from the access drive







SERVICES: We understand that the property is connected to mains electricity and mains water and has a private drainage system. There is also a shared private water supply. The residence has oil-fired central heating. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "F" – Powys County Council

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

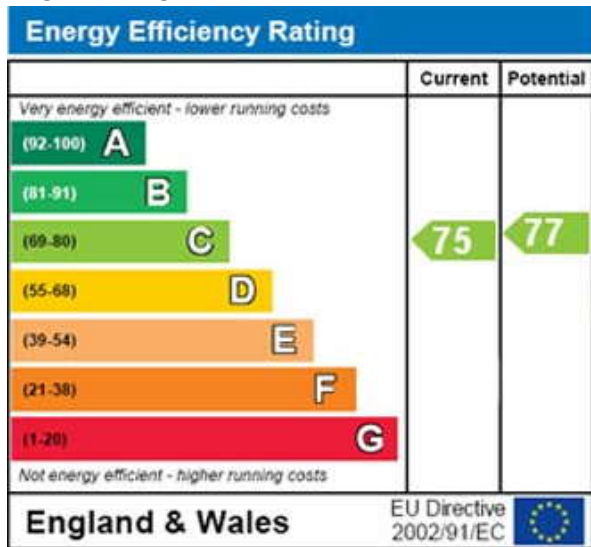
WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

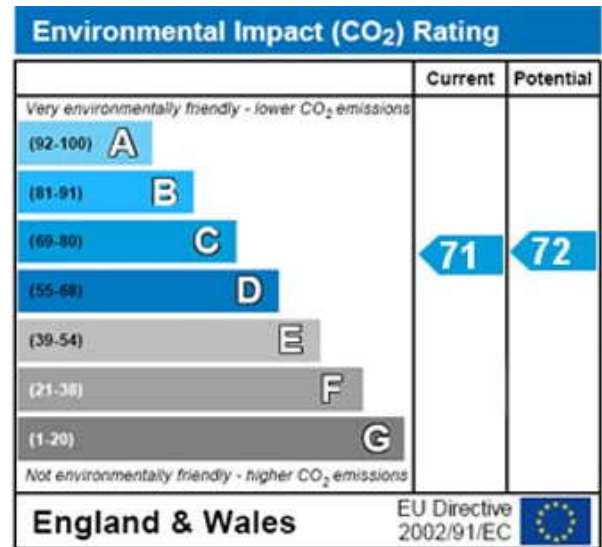


VIEWING:
Only by prior appointment with the Sole Selling Agents – PROFILE HOMES
Tel: 01550 777790
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ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THE LOCATION:

The property is situated off a quiet country lane on the outskirts of Llangammarch Wells with picturesque countryside all around. There are footpaths and bridleways in the general locality for extensive walking on the nearby wilderness of Mynydd Epynt to the south and east (rising to over 400m), and leisurely strolls can be enjoyed down by the River Irfon. The region also has opportunities for fishing, horse riding, cycling and bird-watching (including Red Kites), as well as golf and sight-seeing. Crychan Forest lies to the south-west, the high Cambrian Mountain plateau to the north-west, and the glorious Wye Valley to the north-east. Route 43 of the National Cycle Network runs through Llanwrtyd Wells to Llangammarch Wells and on to Builth Wells.

Llangammarch Wells is about three-quarters of a mile from the property, situated at the confluence of the river Cammarch with the river Irfon (a tributary of the Wye). It has a village pub, general store/post office, village hall, church and chapel, community riverside garden with seats, and railway station on the scenic Heart of Wales country line that runs from Swansea to Shrewsbury over 121 miles. There is also a small caravan park near the river. Llangammarch is the smallest of the four spa towns of mid Wales – the others being Llanwrtyd Wells, Builth Wells, and Llandrindod Wells – all connected by the Heart of Wales line. It became very fashionable in Victorian and Edwardian times to visit the mineral springs of the spa towns to “take the waters” as a cure for various ailments and to enjoy the magnificent scenery and clear invigorating air. The old barium chloride well at Llangammarch is closed now – the waters here were thought to be especially good for heart conditions. The pump room is privately situated in the grounds of the prestigious Lake Country House Hotel & Spa (which is to the north of the property nearer to the River Irfon). John Penry is a famous son of Llangammarch, martyred for his religious beliefs in Elizabethan times. The local primary school is about 2 miles northerly at **Garth village** (also on the Heart of Wales line).

Llanwrtyd Wells is 5 miles west of the property, also on the river Irfon, a charming little town offering a selection of individual shops, sub post office, garage, primary school, and health centre, and well served with pubs, hotels and restaurants. There is an eye-catching Red Kite sculpture on the town green, a tourist information centre, and a livestock market near the railway station. The Cambrian Woollen Mill is on the outskirts of town, where woollen tweed is produced and where the spinning and weaving processes can be watched. Llanwrtyd was established as a spa town in 1732 when the mineral spring was discovered, but it was the 19th Century Victorians who made the town popular. Many of the buildings are of Victorian origin including the Heart of Wales railway station at the eastern edge of town. Beyond the station is a large Edwardian building, formerly the Abernant Lake Country Hotel, set in about 18 acres of grounds with a large lake, formed by damming an oxbow meander of the Irfon in the early 1900s. Llanwrtyd is an eisteddfod site and the locality is host to various annual events including an agricultural show and sheep dog trials, mountain biking and walking events, and more notably the World Bog Snorkelling Championships and the Man-versus-Horse Marathon.

Builth Wells is about 7 miles north-easterly from the property, a market and spa town nestling on the banks of the River Wye amidst beautiful, unspoilt countryside. Famously being the location of the Royal Welsh Showground, the town offers a good range of independent shops, main post office, banks, pubs and eateries, primary and secondary schools, library, modern sports centre, arts centre with cinema, and a delightful 18th Century stone bridge fording the Wye. The large church of St. Mary has a tower dating back to the 13th Century. There are tennis courts, bowling green, putting course, indoor swimming pool, and delightful walks alongside the river. The long Wye Valley Walk can be accessed here, leading from Hay-on-Wye (a 136 mile route running from Chepstow, Monmouthshire to upland Plynlimon, Powys). **Builth Wells 18-Hole Golf Course** is set in lovely woodland countryside at the edge of town. The Showground is just north of the town centre on the A470 (Cardiff-Llandudno) road, home to the celebrated **Royal Welsh Agricultural Show** held annually in July, and to other events during the year including dog shows, horse and pony events, antiques fairs, and a winter agricultural fair. The town has a good road network, with access to the A470, A483 and A481 main roads. Builth Road railway station on the Heart of Wales line is situated a couple of miles to the north-west of town off the A470. Although the town dates back to medieval times and there was once a strategically sited castle here (no remains), the town really developed in Victorian times as a spa town and the pump room harks back to those days. Although the mineral waters were probably discovered in the mid 18th Century, the Glanne and Park Wells began receiving visitors to sample their sulphuric and saline waters during the 1830s, and by the latter half of the 19th Century people were flocking to Builth to take the waters and tour the surrounding landscapes – resulting in numerous shops, hotels and guest houses being constructed.

Llandrindod Wells is 14½ miles north-easterly, the county town of Powys often referred to as the “Gateway to Mid Wales”, along the A483, a charming, bustling town full of Victorian character, with good shopping amenities, local arts and craft shops, independent stores and businesses, primary and secondary schools, leisure centre, Heart of Wales railway station, council offices, hotel bars and restaurants, delightful park with bandstand, the National Cycle Museum in a Grade II listed art deco building, the Radnorshire Museum of rural life, and a large man-made lake in a picturesque setting, popular for fishing, boating and nature walks. Having 30 natural springs, Llandrindod became the principal mid Wales spa town in the 19th Century, with the main spring waters being at historic Rock Park, famous for its Saline, Sulphur and iron rich Chalybeate springs – attracting hundreds of visitors for ‘cure-alls’ and bringing growth and prosperity to the town. The outlets of the mineral waters can still be seen at the restored Rock Spa Pump Room and Pavilion, and there are some fine examples of Victorian and Edwardian architecture in town. In celebration of its history, Llandrindod holds a week long Victorian Festival each summer, with open-air and street events, where locals attend in Victorian costumes and shops join in the period spirit. Along with other events, the town also hosts the annual Heart of Wales Walking Festival, with a variety of guided walks in town, along the river Ithon and into the countryside. **Llandrindod 18-hole Golf Course** is a links type course on an upland plateau at the south-eastern outskirts, with panoramic views across the lake, town and surrounding countryside.

Crychan and Halfway Forest is 7 or 8 miles south-west of the property, stretching down to the fringe of Brecon Beacons National Park in the south, being criss-crossed by miles of way-marked trails, forest roads, and old cattle droving routes, over hills and valleys, beside streams and waterfalls, offering superb walking and riding opportunities, with plenty of viewpoints across beautiful scenery.

Cynghordy Viaduct is about 13 miles south-westerly, a major feature of the landscape, built of stone in circa 1871 to carry the Heart of Wales railway line. The viaduct is 93 feet high and 650 feet long, with 18 arches, and gives passengers fabulous views.

Abergwesyn Pass can be accessed near the hamlet of Abergwesyn, about 10 miles north of Llanwrtyd Wells, providing a very scenic drive westwards to Tregaron – following an old droving route that climbs steeply along a series of hairpin bends known as Devil’s Staircase, eventually emerging from forest to high, open moorland with superb views, before arriving at Tregaron (24 miles away). A detour can be made from the narrow road to the great **Llyn Brienne Dam and Reservoir**, built between 1968 and 1972 at the headwaters of the River Towy. The dam is some 3 miles long. The summit of Cefn Fannog on the eastern side of the reservoir, south of Tywi Forest, offers spectacular views. The River Towy flows down through the eastern arm of the reservoir and falls fairly steeply for about 10 miles before reaching the plains around Llandovery and beginning its meander down to Carmarthen and its long estuary into Carmarthen Bay, absorbing numerous tributaries along the way. A few miles south of Llyn Brienne is the **Dinas Nature Reserve**, managed by the RSPB (about 20 miles by road west of the property), with ancient oak woodland, pools, waterfalls, and chances to see a wide variety of birds as well as otters by the river.

Llandovery in the upper Towy Valley is about 16 miles south-west of the property, an historic market town at the north-western edge of Brecon Beacons National Park. Surrounded by rolling hills, the town has a mix of Georgian and Victorian architecture, Norman Castle remains, a Heritage Centre and a famous public school, Llandovery College (where golf is available). There is a good selection of shops, a supermarket, main post office, banks, hotels, cafes, restaurants, pubs, swimming pool, doctor’s and dentist’s practices, small hospital, primary and secondary schools, bus service, and a railway station on the Heart of Wales line.

Brecon Beacons National Park extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons and the Black Mountains Range to the east. The scenery is diverse and wonderful, including high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. There are historic Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

Brecon is 17 miles south-easterly, on the A40 road, the commercial centre for southern Powys set at the foothills of the Brecon Beacons at the confluence of the Rivers Usk and Honddu. This historic town is well known for its medieval cathedral with neighbouring heritage centre, Christ College public school, Norman castle remains, Georgian architecture, narrow streets, and annual Jazz Festival. The town is a popular base for tourists, and caters for golf, fishing, shooting, cycling and horse riding. Brecon is also an army town with a barracks and training centre at the eastern end.

Hay-on-Wye is 25 miles eastwards, an ancient little market town by the river Wye, close to the border with England, and set at the north-western tip of Brecon Beacons National Park. Hay has an old world Georgian/Victorian charm, with narrow streets, a selection of independent shops, delightful tea rooms, craft shops and galleries, pubs, hotels, a distinctive town clock, and a medieval castle. It is renowned worldwide for its second-hand book shops (about 30) and major Literature Festival held each summer, and is often called the “Town of Books”, attracting book lovers, collectors and tourists from far and wide – giving this small rural township a cosmopolitan flavour. Hay’s surroundings are magnificent, with the Black Mountains to the south, the Golden Valley farmlands of Herefordshire to the east, the rolling hills of Radnorshire to the north and the high moorlands of The Begwyns to the west. The Wye Valley Walk and Offa’s Dyke Footpath can be accessed here.

Elan Valley – the spectacular lakelands of mid Wales – is 19 miles or so northerly. The Elan and Claerwen Valleys were flooded at the beginning of the 1900s, when dams and reservoirs were built to provide Birmingham with clean, fresh water. Covering around 70 square miles, the Elan Estate includes rolling hills, steep valleys and deciduous woodland. The scenery is superb. The nearby town of **Rhayader** on the river Wye is known as the “Gateway to the Elan Valley” and is home to the Welsh Royal Crystal Glass Factory, where the manufacturing process can be observed, including glass blowing and cutting.

Newtown is 38 miles north, a sizeable market town in a lovely valley setting on the banks of the river Severn. The town was actually founded in the late 13th Century and grew in the 18th and 19th Centuries around the woollen industry, especially flannel. Today it is a regional centre for mid Wales with an established business community, good shopping amenities, markets, primary and secondary schools and college, museums and galleries, leisure centre, theatre/cinema, library, cottage hospital, and golf course, as well as riverside walks and a nature reserve. Newtown's railway station is on the Shrewsbury to Aberystwyth line. Pryce Jones, the world's first mail order business, was founded here, and Robert Owen, social reformer and founder of the Co-operative movement, is the town's most famous son. The WH Smith company also began here.

Aberystwyth is about 40 miles north-west, the main holiday resort and administrative centre for the west coast and home to the National Library and a University, as well as a wide promenade and a marina, good shopping amenities, general hospital, arts centre, cinema, the usual seaside amenities, and an 18-hole golf course with sea views. Aberystwyth has a main line railway station with services to Shrewsbury and Birmingham.

Carmarthen is 42 miles south-west on the meandering Towy river, combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known high street stores. The town is served by good rail links through Swansea to Cardiff, and main roads radiate out to all regions, including the A40, A48-M4 Link, A484 and A485. There is a general hospital at the edge of town.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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