

Ref: 0dol88

Dol-y-Gaer House, Llangammarch Wells, Powys, LD4 4DA

**Grade II Listed, 17<sup>th</sup> Century Country House of Exceptional Character and Significance  
6/7 Bedrooms, Detached Garage, Delightful Gardens & Grounds, Paddock and Field  
Circa 5 Acres in all (t.b.c.). Sought After Scenic Location.**

Llangammarch Wells 1¼ miles, Llanwrtyd Wells 3½ miles, Builth Wells 9 miles, Llandovery 14½ miles.



This handsome, Grade II Listed, Period Residence is stone built with a slate roof and a long history. We are informed that it was the home of the High Sheriff of Brecknockshire (Brycheiniog) in the 1600s, but that the origins of the property are believed to date back some 600 years. The house has been renovated sympathetically to provide a charming, comfortable country home. In brief, the property comprises:-

**Ground Floor:** Lounge, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility/Scullery, Cloakroom.  
(Geothermal heat exchange central heating system).

**First Floor:** 6 Bedrooms, one with En Suite Shower Room, Family Bathroom.

**Second Floor:** Master Suite, configured as Large Bedroom (7), Bathroom awaiting fixtures, Dressing Room and Walk-in Wardrobe.

**Externally:** Detached Garage and log stores. Circa 5 Acres (to be confirmed) of gardens and grounds including a paddock, a field, and a stream.

The property enjoys a very favourable location on the outskirts of Llangammarch Wells village by the River Irfon, surrounded by picturesque Cambrian landscapes with walking, cycling and riding opportunities. The village has a pub, hotel, general store/post office and small railway station on the Heart of Wales country line, all about 1¼ miles away. Beulah village is 2 miles away with a small shop/post office, pub and petrol station and there is a primary school 3 miles away in Garth village. The small town of Llanwrtyd Wells is 3½ miles distant with a selection of shops, primary school, health centre, pubs, hotels and restaurants. Full town amenities are available at Builth Wells, 9 miles distant in the Wye Valley, home to the Royal Welsh Showground and an 18-hole golf course. Llandovery is 14½ miles away with market town amenities and a public school (Llandovery College).

**Price Guide: £498,500**



## THE ACCOMMODATION:

With fine features including Inglenook fireplaces, oak staircases, and predominantly sash windows, as well as an Aga for cooking and a geothermal heat exchange central heating system.

### Ground Floor –

<b>FRONT ENTRANCE PORCH:</b>	Open-sided porch with slate roof, flagstone floor, and front door leading into the Reception Hall.
<b>RECEPTION HALL:</b>	13'8" x 9'2". Flagstone floor, feature original oak staircase to the first floor, door to Store Room, door to Lounge, and further door to Sitting Room.
<b>LOUNGE:</b>	19'8" x 14'11" increasing to 17'6". Exposed stone fireplace with Godin wood-burning stove, dual aspect with window to the front and window to the rear.
<b>SITTING ROOM:</b>	19'6" x 12'8" increasing to 16'4" max. Inglenook fireplace with open fire on a flagstone hearth, with bread oven to one side, bressumer beam and timber mantel shelf above, recess with fitted bookshelves, original built-in floor-to-ceiling cupboards, window to the front aspect. Door through to the Dining Room.
<b>DINING ROOM:</b>	18'9" x 15'6". Exposed ceiling beams and timbers, Inglenook fireplace housing a Fisher multi-fuel stove, with bressumer beam above, tiled floor, window to the side aspect and external door to the side. Door into lobby opening out into the Kitchen/Breakfast Room.
<b>KITCHEN/ BREAKFAST ROOM:</b>	16'8" x 13'3". Inglenook fireplace with bressumer beam above and bread oven, housing an oil-fired Aga cooking range, exposed floorboards, wooden base units with wooden work surface, further base unit with granite work surface and Belfast-style sink with mixer tap, plumbing for dishwasher, window to the side aspect, external door leading out to the side garden, ladder-style staircase up to Bedroom 6. Door through to Side Entrance Hall.
<b>SIDE ENTRANCE HALL:</b>	External side door, window to the side, door off to Cloakroom and door off to Scullery.
<b>CLOAKROOM:</b>	7'3" x 5'5". Slate flagstone floor, white suite comprising pedestal wash hand basin and W.C., window to the side aspect.
<b>SCULLERY/ UTILITY ROOM:</b>	13'3" x 10'4". Partially exposed A-frames and timbers, wooden base unit with stainless steel sink and drainer, plumbing and space for washing machine and tumble dryer, ample space for fridge/freezer, Greenline geothermal ground-source heat pump serving the central heating and hot water system, window to the side aspect, door into Walk-in Pantry with shelving.

Sitting Room





Dining Room





Kitchen/Breakfast Room





Original oak turning staircase from the reception hall to the first floor



## First Floor –

- LANDING:** Staircase from the Reception Hall leads up to a half landing with tall window to the rear, then continues up to the first floor landing with access to:-
- BEDROOM 1:** 20'3" x 14'7" max. Built-in double wardrobes and cupboards, dual aspect with window to the rear and window to the front enjoying beautiful views across the grounds and countryside towards Mynydd Epynt in the distance.
- BEDROOM 2:** 11'7" x 9'7". Window to the front aspect with the same lovely views.
- BEDROOM 3:** 14' x 13' max. Window to the front aspect, again with beautiful views. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7'2" x 4'10". White suite comprising pedestal wash hand basin, close coupled W.C., and large corner shower cubicle. Fully tiled walls, tiled floor, window to the side aspect.
- FAMILY BATHROOM:** 9'10" x 5'6". White suite comprising slipper bath on claw feet, vanity unit with wash hand basin and cupboard below and shaver point, and close coupled W.C. Exposed floorboards, window to the side aspect.
- BEDROOM 4:** 16'1" x 9'8". Dual aspect with windows to both sides. Interconnecting door into Bedroom 5.
- BEDROOM 5:** 15'9" x 10'6". Built in storage cupboard, window to the side aspect. Interconnecting door through to Bedroom 6.
- BEDROOM 6:** 15'9" max. x 15'. Vaulted ceiling, exposed A-frames and timbers, built-in eaves storage cupboards, triple aspect with large Velux roof light to each sides and window to the rear, ladder-style staircase down to the Kitchen/Breakfast Room.

First Floor – Bedroom 1



First Floor – Bedroom 3



En Suite Shower Room to Bedroom 3



First Floor – Bedroom 4



First Floor – Bedroom 6



First Floor Landing – with further oak staircase up to the Second Floor



## Second Floor –

The whole of the top floor has enormous character and has been configured as one large Master Suite.

The bathroom is awaiting fixtures and we are informed that plumbing is in place. The dressing areas are presently a blank canvas awaiting hanging rails etc., as desired. There is no central heating on the top floor at present but we are informed that pipework etc. is in place ready for installation. (Works would need to be completed by the new owners.)

- LANDING:** From the first floor landing a Welsh oak staircase leads up to the second floor landing with access to the Master Suite.
- MASTER SUITE:**
- BEDROOM (7):** 24'3" max. x 17' (L-shaped). Accessed from the landing. Exposed A-frames and purlins, two dormer windows to the front and Velux-style roof light to the rear. Doorway through to:
- BATHROOM:** 18'10" x 8'10". Exposed A-frames and purlins, dormer window to the front aspect, extractor fan. (We understand that plumbing is in place.)
- DRESSING ROOM:** 7'6" x 7'3". Accessed from the landing. Partially exposed A-frames and purlins, Velux-style roof light to the rear, and doorway through to a further room:
- WALK-IN WARDROBE:** 7'6" x 6'11". Partially exposed A-frames and purlins.

Oak staircase up to the Second Floor



## **EXTERNALLY:**

**DETACHED GARAGE:** 20'6" x 9'6". Block built with slate roof, concrete floor, and power and lighting. Accessed via double timber vehicular doors.

**LOG STORES:** Two open-fronted log stores at the side of the Garage.

There is an external tap and outside lighting.

**GARDENS & GROUNDS:** We are informed that the property amounts to approximately 5 Acres in all (to be decided), including circa one acre of mature gardens and grounds around the house, and the remainder comprising a pasture paddock and a large c.3 acre field to the front and the side of the property.

The grounds are delightfully varied, including established woodland with beautiful trees including several Scots pines, areas of lawn, flower beds and borders, a plethora of specimen shrubs and trees, all providing a lovely, private setting for the house and habitats for wild birds. A little stream runs through part of the gardens, adding a natural water feature. There is a vegetable growing area and an aluminium-frame Greenhouse.

Accessed via a gateway from the gardens to the front, the first paddock is virtually level and has another gateway leading to the c.3 acre field, which is sloping in nature and has further gated access onto the approach lane.

## **THE APPROACH & LOCALITY:**

The property is approached off a quiet country lane into an initial tarmacadamed driveway and then via a gated entrance into a sweeping tarmacadamed driveway leading to the front of the house, where there is ample parking and turning space. A spur leads off to the detached garage.

The initial driveway off the lane serves two other properties.

The property is just over a mile from Llangammarch Wells to the south-east, 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.

The village of Llangammarch Wells is situated at the confluence of the river Cammarch with the river Irfon (a tributary of the Wye). It has a 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 Wells 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 Wells 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. John Penry is a famous son of Llangammarch, martyred for his religious beliefs in Elizabethan times. The local primary school is about 3 miles north-easterly at Garth village (also on the Heart of Wales line).

The entrance driveway





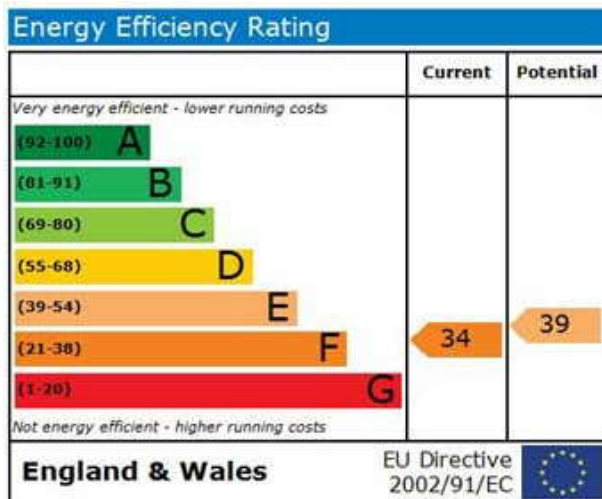
Mynydd Epynt can be seen in the distance rising beyond Llangammarch Wells and the Irfon Valley



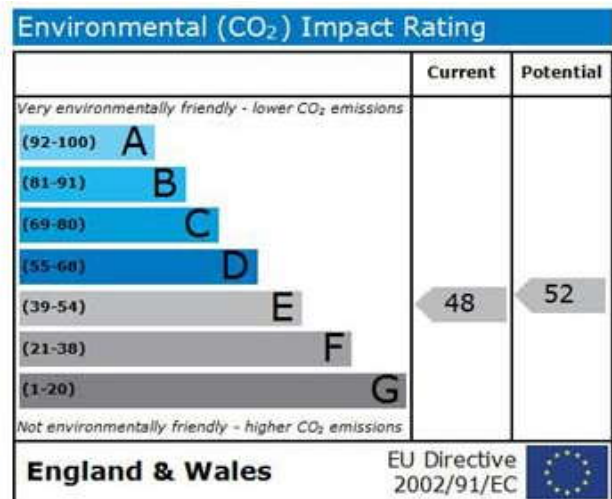




**ENERGY PERFORMANCE:**



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**SERVICES:**

We understand that the property is connected to mains electricity and has a private water supply and a private drainage system. The property has a geothermal central heating and hot water system and an oil-fired Aga cooking range. 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 "H" (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  
Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)  
Website: [www.profilehomes.com](http://www.profilehomes.com)**



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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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