

Ref:0abe20 Abernant Lakeside Cottage, Station Road, Llanwrtyd Wells, Powys

**Unique 4 Bedroomed Country Property in a delightful lakeside setting with a pretty garden leading down to the River Irfon. Extensive seating areas which enjoy panoramic views across the lake.**

Llanwrtyd Wells less than a mile, Builth Wells 11 miles, Llandovery 12 miles.



A most appealing refurbished brick built period residence with a substantial later addition that has partial rendered elevations under a slate roof.

**Ground Floor:** Entrance Hall, Dining Room, Kitchen, Utility Room, Bathroom, feature Living Room with vaulted ceiling enjoying panoramic views across Abernant Lake and mezzanine floor leading to Bedroom 4/office above. Guest Bedroom Suite with en suite shower room.

**First Floor:** 2 Double Bedrooms and a large Shower Room. E.E.R: D.

In landscaped gardens with a lawn, patios and a summerhouse and for the fishing enthusiast the benefit of fishing rights on the river and the lake.

**N.b. There is the option of purchasing a small level paddock, woodland and stable block totalling circa 1 acre – subject to separate negotiation.**

Desirable location on the southern side of a privately-owned lake, with two islands and magnificent trees around, providing beautiful vistas, habitats for wildlife, and endless interest. The lake belongs to the Abernant Lake Hotel, a fine Edwardian building a quarter of a mile or so from the property with about 30 acres of grounds. (We understand that Abernant Lakeside Cottage was once part of the estate.) In addition, the property also enjoys riverside scenery at the far boundary of its own woodland, with extensive open views beyond. The small Victorian spa town of Llanwrtyd Wells is less than a mile away, with a selection of shops, primary school, good pubs, hotels and restaurants, red kite centre, health centre, and railway station on the Heart of Wales country line (Swansea to Shrewsbury). Fuller amenities and secondary education are available at Builth Wells, 11½ miles, which is also home to the Royal Welsh Showground, and Llandovery, 12 miles, which also has a public school.

**Price Guide: £350,000**

## THE ACCOMMODATION COMPRISES:

With uPVC double glazing and oil-fired central heating throughout. The majority of the ground floor has tiled flooring and underfloor heating.

### GROUND FLOOR

- ENTRANCE HALL:** 12'8" x 5'4". Double, fully glazed French doors open into the Entrance Hall, with door to the Utility Room, large archway through to the Dining Room and Kitchen, and further archway giving access to the Lounge. Tiled floor.
- UTILITY ROOM:** 10'6" x 5'6". Work surface with cupboards below, stainless steel sink unit, tiled splashbacks, plumbing and space for a washing machine, tiled floor, underfloor heating, and window to the front aspect.
- DINING ROOM:** 13'2" x 12'. Feature fireplace with timber mantel and surround and granite hearth (the fireplace could be reinstated for use if required). Two windows to the side aspect. An opening leads to the Rear Hallway. The Dining Room opens out into the Kitchen.
- KITCHEN:** 12' x 10'8". Range of bespoke Oak wall and base units with 1½ bowl composite sink unit with single drainer, space for a range-style cooker, tiled splashbacks, concealed dishwasher, ceiling downlights. Tiled floor. Window to the side.
- REAR HALLWAY:** 14'7" x 5'7" including stairwell. Accessed from the Dining Room, with staircase to the first floor, door to the ground floor Bathroom, and half glazed external door to the rear.
- BATHROOM:** 11'6" x 8'2" max. White suite comprising large jacuzzi bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Fully tiled walls, tiled floor, ceiling downlights, chromium towel rail/radiator, window to the rear aspect and window to the side.
- LOUNGE:** 26'2" x 19'2" max. Vaulted ceiling, exposed timbers, ceiling downlights, door off to Bedroom 3, and spiral staircase leading up to a mezzanine floor above, with Gallery and Bedroom 4/Office. Fireplace with wood burning stove. This room in particular enjoys a beautiful view of the lake – having windows across the full width of the front elevation, which extend slightly round to one side, there are further windows on either side and fully glazed double French doors at the side opening out to the paved patio.
- GUEST SUITE  
BEDROOM 3:** 11'6" x 9'3". Floor-to-ceiling window to the side aspect, ceiling downlights, door into the en suite Shower Room.
- EN SUITE  
SHOWER ROOM:** 5'4" x 5'. Corner shower cubicle, pedestal wash hand basin, and close coupled W.C. Fully tiled walls, tiled floor, ceiling downlights, chromium towel rail/radiator, and window to the rear aspect.
- GALLERIED LANDING:** The spiral staircase leads up to a Galleried Landing overlooking the Lounge on both sides, with exposed A-frames and purlins, ceiling downlights, and opening out into Bedroom 4/Office.
- BEDROOM 4/OFFICE:** 15' x 9'6". Vaulted ceiling with exposed A-frames and timbers, ceiling downlights, window to the side aspect and Velux roof light to the rear.

## **FIRST FLOOR**

- LANDING:** Window to the side aspect and doors off to:-
- BEDROOM 1:** 13'2" x 12'. Two windows to the side aspect.
- BEDROOM 2:** 11'6" x 11'. Window to the side aspect. Access to the loft.
- SHOWER ROOM:** 8' x 8'. White suite comprising pedestal wash hand basin, close coupled W.C., and luxury corner shower cubicle with spa shower unit. Fully tiled walls, tiled floor, ceiling downlights, and window to the side aspect.

## **EXTERNALLY:**

**THE APPROACH:** The property is approached via a long driveway, which culminates at the property, where there is a wide, gated entrance into a gravelled parking forecourt in front of the residence.

**GARDENS:** The front and side gardens are bound by attractive brick walls, ornamented with wrought iron railings to the front and interwoven fence panels to the side. There is a spacious paved patio by the Lounge at the front, taking advantage of the stunning lakeside views, and another delightful seating patio is situated to the rear of the house, together with a lawn and a timber Summerhouse. The rear garden is edged by a mix of decorative fencing and post and rail fencing and extends to the boundary of the River Irfon.

The setting is a joy for nature enthusiasts, with diverse habitats for a wide variety of birds and other flora and fauna.

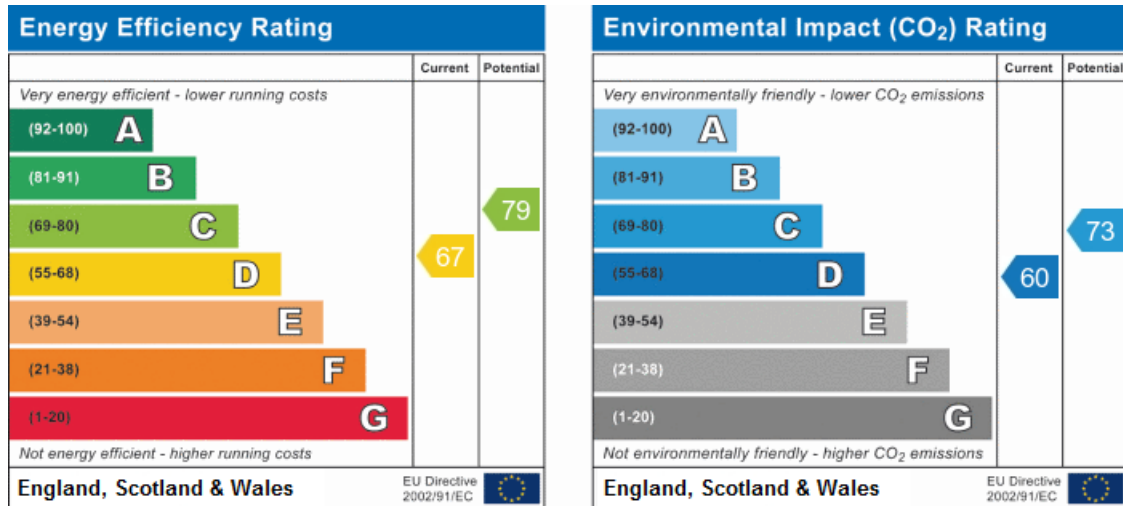
**FISHING RIGHTS:** We understand that the property enjoys fishing rights along the section of the River Irfon that borders the property, and also has rights for two rods on the neighbouring Abernant Lake.

### **N.B. Available, subject to separate negotiation: Stable Block, Paddock and Woodland amounting to circa 1 Acre**

The timber stable block has power and lighting and a concrete apron, providing 4 Loose Boxes, each 12' x 12', together with a Hay/Feed Store at the rear. Currently utilized as a storage building.

Within the stable yard area is a large, level, gravelled area, allowing for extra parking and access to a level paddock.

## Energy Performance Figures



**SERVICES:**

We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. The residence has oil-fired central heating (external boiler) and uPVC double glazing. Telephone with high speed Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:**

Powys County Council Band E.

**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:  
TENURE & POSSESSION:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

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)**

## **THE LOCATION:**

Llanwrtyd Wells less than a mile, Builth Wells 11 miles, Llandovery 12 miles, Tregaron 20 miles, Brecon 22 miles, Llandeilo 24 miles, Lampeter 27 miles, Hay-on-Wye 30 miles, M4 Motorway 35 miles (Pont Abraham), Carmarthen 37 miles, Aberystwyth 36 miles, Swansea 47 miles, Fishguard Ferry Service to Rosslare in Ireland 70 miles. The Cardigan Bay and Carmarthen Bay Coasts are about 36 miles and 42 miles distant respectively.

**The property is situated** near a large, tree-edged lake that belongs to the Abernant Lake Hotel, and enjoys lovely views across the water and chances to see the wildlife attracted here. The Edwardian hotel building dates back to 1903 – when people were still flocking to Llanwrtyd Wells to take the spa waters and fine air – and is only a few minutes from the railway station. The lake was formed by damming an ox-bow meander of the River Irfon in the early 1900s. The Irfon rises high up in the Cambrian Mountains to the north-west and rushes down from the steep moors until it nears Llanwrtyd, when it changes pace and character and journeys on to Builth Wells and its confluence with the famous River Wye. The remote upper river valley is very beautiful with falls and rapids, and is popular with canoeists. As it passes through Llanwrtyd, the river forms a boundary beyond the property's woodland.

**Llanwrtyd Wells** is less than a mile west of the property, a charming little town on the Irfon, offering a selection of individual shops, sub post office, garage, primary school, and health centre, being well served with pubs, hotels and restaurants. There is also a tourist information centre and a red kite centre, a town council. 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, but it was the 19<sup>th</sup> Century Victorians who really made the town a fashionable place to come and take the waters as a cure for various ailments, and to enjoy the magnificent scenery and clear invigorating air. Many of the town's buildings are of Victorian origin including the railway station (built c.1868) located at the eastern edge of town on the picturesque Heart of Wales line that runs from Swansea to Shrewsbury over 121 miles (Llandovery and Builth Wells are also on this line). The next station along the line is at **Llangammarch Wells**, another little spa town about 4 miles easterly from the property, with a convenience store and post office. The waters here were thought to be extra special, containing a mineral good for heart conditions.

**Crychan and Halfway Forest** is a few miles southerly, stretching right down to the fringe of Brecon Beacons National Park – offering superb horse riding, carriage driving, walking and cycling routes, being criss-crossed by miles of way-marked trails, forest roads and old cattle droving routes – over hills and valleys, beside streams and waterfalls. There are four main entrances to the forest with parking and corralling areas and tethering posts.

**Builth Wells** is 11½ miles north-east of the property, a market and spa town on the banks of the River Wye and the River Irfon, surrounded by beautiful countryside. 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 18<sup>th</sup> Century stone bridge fording the Wye. The large church of St. Mary has a tower dating back to the 13<sup>th</sup> Century. There are tennis courts, bowling green, putting course, indoor swimming pool, and delightful walks alongside the Wye, and Builth Wells 18-Hole Golf Course is set in lovely woodland country at the edge of town. Builth is famously home to the Royal Welsh Showground, sited just north of the town centre on the A470 (Cardiff-Llandudno) road, which hosts the celebrated **Royal Welsh Agricultural Show** each July, and also other events during the year including dog shows, horse and pony events, antiques fairs, and a winter agricultural fair. 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. 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 18<sup>th</sup> 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 19<sup>th</sup> Century large numbers came to take the waters and tour the surrounding area, resulting in numerous shops, hotels and guest houses being constructed.

**Llandovery** in the upper Towy Valley is about 12 miles to the south-west of the property, a friendly old drovers' town at the north-western edge of Brecon Beacons National Park. Surrounded by rolling hills, this small market 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 schools, 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 Black Mountains Range to the east. The scenery is spectacular, 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. The park can be explored on foot, horseback, bicycle or by car, and is a haven for wildlife. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell and Carreg Cennen.

**Brecon** is 22 miles south-east, 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.

**Llandeilo** is 24 miles south-west, a charming old market town with narrow streets, Georgian buildings, distinctive shops, galleries, and good restaurants standing in an elevated situation on the banks of the River Towy. **Dinefwr Park** is nearby, with a medieval castle, manor house, woodland and nature reserve.

**Hay-on-Wye** is about 30 miles easterly, close to the English border with England – a small, rural market town with an old world Georgian/Victorian charm, renowned worldwide for its second-hand book shops and major Literature Festival, often known as the “Town of Books”. There are delightful tea rooms, craft shops and galleries, pubs, hotels, narrow streets, and a medieval castle, and the town has a cosmopolitan air, attracting large numbers of tourists, book lovers and collectors from far and wide. The town’s situation is lovely, on the southern side of the River Wye, with the Black Mountain range to the south, the Golden Valley farmlands of Herefordshire to the east, the rolling hills of Radnorshire to the north and the wild high moorlands of The Begwns to the west.

**Carmarthen** is 37 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.

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**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.**

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.

## **PROFILE HOMES**

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