

# Town & Country

Estate & Letting Agents



**Church House , Llandrindod Wells, LD1 5TL**

**Auction Guide £200,000**

PUBLIC ONLINE AUCTION bidding starts at 5.30 26th October 2023 GUIDE PRICE £200,000. Town and Country Property Auctions are pleased to offer this beautiful detached partly renovated stone built country cottage with adjoining barn and gardens with plenty of parking. Offering fantastic development possibilities to finish/ further develop the project into something rather amazing. Set in the pretty village of Dolau close to Llandrindod Wells offering all amenities. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.

## Directions

The property is located in the village of Dolau near Llandrindod Wells. The postcode for the property is LD1 5TL.

## Accommodation Comprises

Benefits from: Kitchen/Dining Room, Lounge, Utility, Bathroom, Two bedrooms, Adjoining barn.

The property has been rewired and is complete with new fittings and boards throughout, 60amp supply provided to barn ready for development.

### **Kitchen/ Dining room 20'4" x 14'5" (6.2m x 4.4m)**

The good sized L shaped kitchen/ dining room has a door leading out to the front and windows to the rear. Doors lead to the ground floor bathroom and the lounge.

### **Lounge 10'7" x 14'5" (3.25m x 4.40m)**

The lounge measurements are taken to the large inglenook fireplace, new wood burning stove installed. There are windows to the front and rear, exposed ceiling beams, stairs leading to the first floor and a passage way and steps leading through to the adjoining barn.

### **Utility 10'4" x 14'5" (3.15m x 4.40m)**

The utility area is located between the barn and the cottage and is a very versatile space having a door to the front.

## Bathroom

The bathroom has had first fix plumbing and is ready for the suite to be installed.

## The First Floor

The first floor landing gives access to the two double bedrooms.

### **Bedroom One 19'0" x 14'5" (5.80m x 4.40m)**

The fantastic first double bedroom is a great size. Feature Arch braced Truss. Exposed roof beams. Velux window. Window to North (Front) and West.

### **Bedroom Two 8'8" x 14'5" (2.65m x 4.40m)**

The second double bedroom is also a good size. Velux window and large north window looking onto church and gardens.

## **The Barn 44'7" x 14'5" (13.6m x 4.4m)**



The adjoining barn offers great potential for further conversion into further living space. The extensive space would allow for a magnificent open plan reception room or it could be divided into smaller rooms such as bedrooms/ home office or living space (9.40m x 4.40m).

A further part of the barn is double height with a cobbled floor giving further scope for development into living accommodation (4.30m x 4.40m).

## To The Front



## The Driveway



Within the entrance to the property there is parking for several vehicles in front of the barn. The driveway leads up to the cottage providing another parking place for 1 car.

## Gardens



The gardens are mainly lawned with mature trees and shrubs giving the cottage a good degree of privacy.

## Location



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

## **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## **Tenure/Council Tax**

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

## **Services**

The agents have not tested the appliances listed in the particulars.

## **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## **Guide Price and Reserve Price**

### **Guide Prices and Reserve Prices**

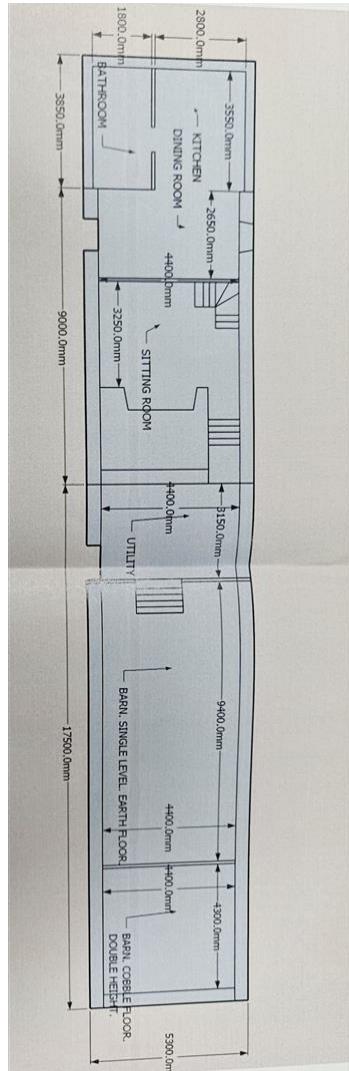
Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

## **Additional Information**

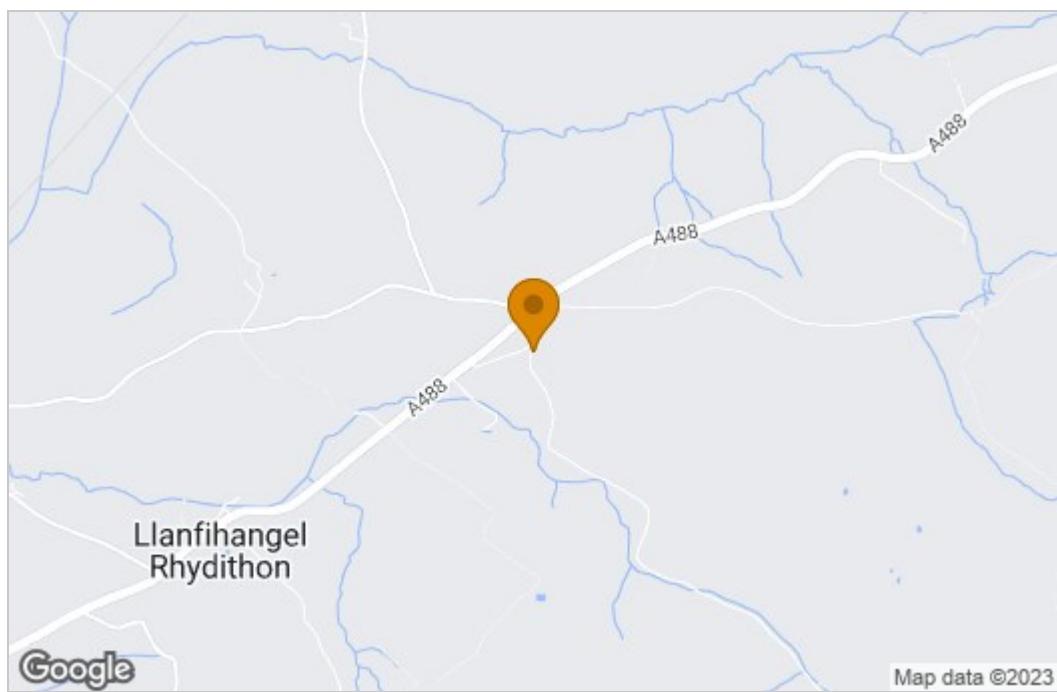
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

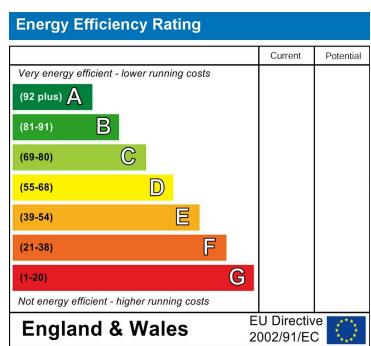
## Floor Plan



## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
 Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM [www.townandcountryestateagents.co.uk](http://www.townandcountryestateagents.co.uk)