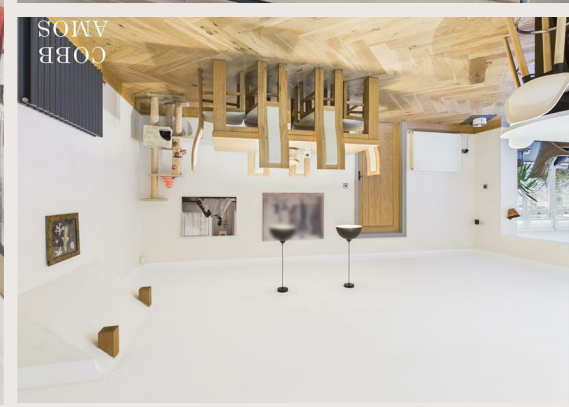
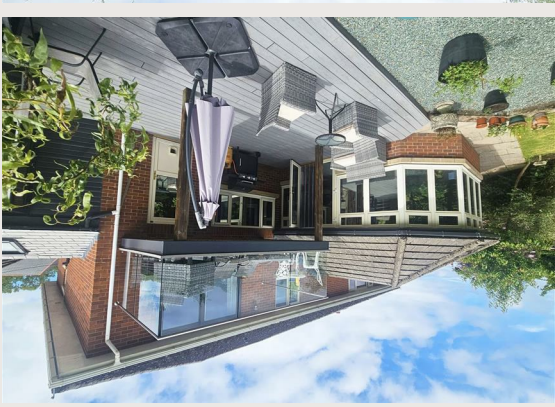




Thistledo, Llanbister, Nr Llandrindod Wells, LD1 6TN
Price £550,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
 LAND & NEW HOMES

Thistle do Llanbister Nr Llandrindod Wells

Nestled in the charming village of Llanbister, near Llandrindod Wells, this modern detached family home offers an impressive 2,866 square feet of flexible living space. With four well-proportioned bedrooms and three bathrooms, this property is designed to accommodate the needs of a growing family, those who enjoy entertaining guests or working from home. The property has parking for several vehicles, garage and landscaped gardens with pergola and balcony off the main bedroom.

- Detached spacious family home with flexible accommodation
- Rural village location with main road transport links nearby
- Four bedrooms, three bathrooms
- Four reception rooms including living room, snug, sun room and home office
- Open plan kitchen/dining room
- Gardens, garage and parking

Material Information

Price £550,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: C (74)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

As you enter, you will be greeted by a welcoming atmosphere that flows seamlessly through the open plan living areas. The four reception rooms provide ample space for relaxation, dining, working from home and social gatherings, making it an ideal setting for family life. The modern design ensures that the home is both stylish and functional, catering to contemporary living standards. There are four bedrooms, two with ensuites and the main having a wonderful balcony looking directly over farmland where your neighbours are chickens and horses. The property boasts parking for up to five vehicles, a rare convenience that adds to its appeal. The village location offers a peaceful retreat while still providing accessible road links, making it easy to explore the surrounding areas or commute to nearby towns. This spacious family home is perfect for those seeking a blend of comfort, style, and practicality in a picturesque setting of Llanbister. Whether you are looking to settle down in a tranquil village or simply desire a larger space for your family, this property is sure to meet your expectations. Don't miss the opportunity to make this delightful house your new home.

The accommodation: entrance hall, snug, office, kitchen/dining room, sun room, living room, main bedroom with ensuite shower, dressing room and balcony, three further double bedrooms, ensuite shower and family bathroom.

Property description

The front door leads into an impressive central hallway with stairs rising up in front of you and doors leading off to the ground floor accommodation. To the left you find a cosy snug/play room that is currently used as a second living room for teenagers and with a bay window overlooking the front of the property and hard wood flooring. To the right of the hall is a very handy office with a bay window to the front, same style hard flooring as the snug and offers a dedicated space to anyone wishing to work from home. The door across the hall from the front door leads through to the open plan kitchen/dining space that really is the heart of the home with hard wood flooring in a stylish herringbone pattern, very bright and spacious and is a great space for family or entertaining. There is a comprehensive range of wall and base units, integrated dishwasher, space for a range style cooker and space for fridge/freezers. There are white worktops, with metro tiling and creates a very modern and sleek look. There is ample space for a large table and chairs and then also the breakfast bar for further seating. This flows seamlessly to the sun room which overlooks the gardens and fields beyond and has doors leading out to the garden. Off the kitchen is the very useful space every home needs which is a ground floor WC, utility space for a washing machine and the boiler. A door leads out to the garden at the rear and a second door that leads through to an enclosed area that houses a hot tub at the moment, the sellers would consider selling and can be discussed during viewings and with the agents. The doors to the front open up onto the decked area and afford you an unobstructed views of the garden and beyond. The main living room is across the kitchen and has a view of the garden to the rear and a feature fireplace that has the potential for a multi-fuel stove to be installed. There is a second door that leads back to the hall bring you full circle and then up to the first floor.

On the first floor you find the landing that has doors leading off to the four bedrooms and family bathroom. The main bedroom is to the left at the top of the stairs and has a modern shower ensuite with black tiling. There is a very useful dressing room which offers ample storage and creates a bedroom with minimal furniture and can allow you to enjoy the sliding doors onto the balcony and the views beyond. The balcony offers a great place to unwind at the end of the day or the perfect place to enjoy a coffee as the sun rises with glass balustrade, ensuring security. The second bedroom also enjoys a modern ensuite shower room and built in wardrobe. There are two further double bedrooms and the family bathroom which is fitted with a modern four piece suite with a separate shower, contemporary stone tiling with vanity sink, double ended bath and rain head shower. There is also a handy airing and linen cupboard

Gardens, parking and garage

The property is approached via a tarmac drive with parking for a number of vehicles, gated side access to the rear garden on both sides, the garage and a gravelled low maintenance area to the front that is perfect for potted plants and interspersed with some mature trees. To the rear of the property there are areas of lawn, gravel and a large deck off the back of the house with some under the cover of the balcony. The garden is designed to be enjoyable and low maintenance and looks out onto the fields beyond. There are mature shrubs along the border and offer protection and privacy from nosy ponies! There is a path that leads to the garage pedestrian door and to the side access and oil tank to the far end.

The garage has an up and over door, light, power and pedestrian door to the rear. The loft space is bordered and has been designed to be developed into further accommodation if required and subject to the necessary permissions being obtained.

Location

Llanbister is a small, welcoming Radnorshire village set in the scenic Ithon Valley, offering peaceful countryside living with easy access to Llandrindod Wells, Knighton, and Newtown. Its landscape of rolling hills, farmland, and open views creates an attractive rural setting for buyers seeking space and tranquility.

The village centres around the historic 13th-century St?Cynllo's Church and a friendly community hub that hosts local events and activities. Outdoor enthusiasts benefit from excellent walking routes, quiet lanes, and open countryside right on the doorstep, while nearby towns provide wider amenities, schools, and leisure facilities.

Llanbister's blend of natural beauty, heritage, and a relaxed pace of life makes it an appealing choice for families, retirees, and anyone looking to enjoy the best of Mid Wales in a well-connected rural location.

Services

The property has mains electricity, drainage, water and has oil fired heating.

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast Not available Not available Unlikely

Networks in your area - Openreach

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ld16tn&upm=10011829432>

Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor and in-home

O2 Good outdoor, variable in-home

Three Good outdoor and in-home

Vodafone Good outdoor

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

<https://www.ofcom.org.uk/mobile-coverage-checker>

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

The simplest driving route from Knighton to Llanbister follows the A488 and B4356, covering roughly 14 miles in about 25–27 minutes. Leave Knighton heading west on the A488. Continue on the A488 through the countryside for several miles. Turn left onto the B4356 signposted for Llanbister. Follow the B4356 straight into the village centre and the property is on your left hand side. Using What3Words///averts.formless.costs

