



Church House, Dolau, Llandrindod Wells, LD1 5TL  
Guide Price £265,000

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# Church House Dolau Llandrindod Wells

Coming to you is this Detached, two bedroom, period stone cottage that has been sympathetically renovated by it's current owners. The cottage is offered for sale with an attached barn that has great potential for future purchasers to convert subject to the necessary planning. The property is situated in a lovely countryside location near the village of Dolau. For sale with No Onward chain.

- Renovated period cottage with period features
- Sympathetically restored, ready for new owner to take to the next level
- Two bedrooms
- Attached barn, ideal for workshop or development (STP)
- Gardens and parking
- Rural village location
- No Onward chain

## Material Information

**Guide Price** £265,000

**Tenure:** Freehold

**Local Authority:** Powys

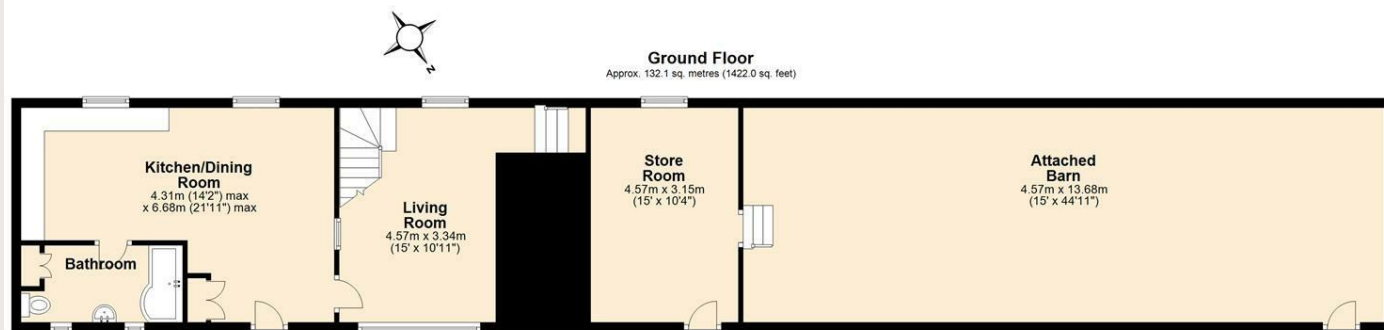
**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# AWAITING EPC

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



Total area: approx. 163.9 sq. metres (1764.5 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

**Church House**

*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.*

## Introduction

Church House is a period detached stone cottage that has been gently restored by the current owner and offers two bedrooms, living room, kitchen/dining room. newly fitted bathroom and an attached barn that offers buyers a whole range of options from further accommodation, workshop space or garaging, subject to the necessary permissions being obtained. The property has has gardens to the front and driveway parking via a gated entrance located near the village of Dolau and the Old Victorian Spa town of Llandrindod wells, set in the heart of Mid-Wales.

## Property description

The original front door opens into the open plan kitchen/dining room, natural light floods the space from the large windows and velux window on the sloping ceiling, the newly fitted kitchen come equipped with fitted units, a granite worktop and stainless steel double sink as well as ample sockets and space for appliances. The bathroom is accessed through an oak door from the kitchen and has recently been upgraded to a white 3 piece suit including a Pshaped bathtub and an overhead shower, heated towel rail and a storage cupboard. From the dining end of the open place space there is a very sweet opening peeking through into the living room with a glimpse of the original inglenook fireplace. The living room has duel aspect windows and an inglenook fireplace featuring an original oak beam, stone hearth and a newly added inset multi fuel stove with the flue going up through the chimney and the bedroom above. Steps lead down into a space with potential to be converted into a utility room, the current owners had plans to carry out the works and infrastructure is ready to be completed. Newly carpeted stairs rise to the first floor where you will find two double bedrooms. The main bedroom has been restored by the current owners in which they have exposed the original oak frame as well as the original floorboards. The picturesque widows allow for a far reaching view of the church and countryside beyond to be seen. The second bedroom also features the exposed oak beams and floor boards and velux window offering views across the hills. The cottage has been fully re-wired, has bespoke internal doors throughout, new flooring to the ground floor and new skirting throughout. All windows are double glazed with wooden frames with exception for 2 windows found in the bedroom.

## Attached Barn

The attached stone barn with a tin roof offers buyers a great space and at the moment has been used for storage with the intention of becoming a workshop. The top section is the area marked out to be a utility room but is currently a store room with concrete floor, light and power. The remainder of the barn is an open space with part exposed framing to one end and stable doors allowing access.

## Gardens and parking

The property is approached via a gate and leads to a gravelled area with parking for two cars and a path leads up the side of the barn and up to the cottage. There are two areas of lawn with mature shrubs and flowers and then an area of gravel to the front of the cottage.

## Location

The property is situated near the rural village of Dolau which has a primary school and an active train station on the Heart of Wales line (Swansea to Shrewsbury). Penybont is 3.5 miles away and has a pub with restaurant. The well known Victorian spa town of Llandrindod Wells (8.5 miles) is the nearest town. It offers local amenities which include supermarkets, pharmacy, hospital, post office, hotels, a number of restaurants, primary and secondary schools, leisure centre, golf course and the town lake offering children's play areas, lakeside restaurant and picnic areas. Other nearby towns include Knighton (10 miles) and Rhayader (13 miles).

## The Money Laundering Regulations 2007

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Services and agents notes

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 £20 +VAT (£22.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Knighton proceed along the A488, signposted Llandindod Wells. Follow this road for approx. 10 miles heading towards the village of Dolau. Continue along this road until you see the church on the left and the chapel on the right. Take the next left and the driveway is immediately on your left hand side as indicated by the FOR SALE BOARD. [picnic.bulge.staining](#)



