



# Gwernhusman

Bettws • Hundred House • Llandrindod Wells • LD1 5RW





**Gwernhusman  
Bettws  
Hundred House  
Llandrindod Wells  
LD1 5RW**

Summary of features

- Substantial Grade II listed former farmhouse
- Excellent rural location
- 4 Bedrooms, 3 reception rooms
- Recently restored with comfortable accommodation

Builth Wells 6 miles  
Llandrindod Wells 6 miles  
Hay-on-Wye 18 miles

## Description

A charming Grade II listed country house found in a prominent location with excellent views over the surrounding countryside.

The property is set in generous gardens with an attractive stone barn and a detached workshop.

Overall the property boasts characterful and spacious accommodation with potential to extend for further accommodation on the second floor, (subject to the necessary planning consent and regulations).

## Situation

Gwernhusman is found in the small hamlet of Bettws which is approximately equidistant between Builth Wells and Llandrindod Wells where there are excellent town amenities including individual shops, supermarkets, medical centres as well as primary and high school institutions.

Builth Wells is very well known for its annual Royal Welsh Show as well as many other events taking place at the showground. Due to the nature of this property it does offer excellent scope for Bed and Breakfast accommodation.

## Accommodation

The property offers three excellent reception rooms each of which have substantial fireplaces all containing wood-burners.

The dining hall is exceptional as well as the small sitting room and can be particularly noted for the oak paneling, as well as exposed beams and lintels. Also on the ground floor is an excellent kitchen/breakfast room with quality fitted solid wood cupboards as well as a breakfast bar and a recessed display cabinet. Adjacent to the kitchen is the large utility room where there is also a separate shower room and further storage cupboard.

The first floor is accessed via the period carved staircase leading from the dining room and up to the generous first floor landing giving access to all four bedrooms. The master bedroom is exceptional with windows on two aspects, a feature fireplace and fitted wardrobes.

The other three bedrooms are of good proportions and there is a newly fitted family bathroom. From the landing there is also a staircase to the second floor attic rooms which could (subject to the necessary regulations be included as further accommodation).

**The room measurements are as follows:-**

**Dining Hall 5.90m x 5.37m (19'4" x 17'7")**  
**Lounge 4.95m x 4.80m (16'3" x 15'9")**  
**Sitting Room 5.37m x 3.74m (17'7" x 12'3")**  
**Kitchen/Breakfast Room 5.92m x 3.05m (19'5" x 10'0")**  
**Utility Room 3.61m x 3.17m (11'10" x 10'5")**  
**Shower Room 2.0m x 1.79m (6'7" x 5'10")**  
**Bedroom 1 6.35m x 4.83m (20'10" x 15'10")**  
**Bedroom 2 6.84m x 5.32m (max) x 3.50m (min) (22'5" x 17'5" (max) x 11'6" (min) )**  
**Bedroom 3 3.63m x 3.51m (11'11" x 11'6")**  
**Bedroom 4 3.40m x 3.15m (11'2" x 10'4")**  
**Bathroom 2.94m x 2.32m (9'8" x 7'7")**

## **Outside**

The property is approached via a stone driveway leading up to a generous parking and turning area. Immediately by the parking area and adjacent to the back door there is a barbeque area. The main area of garden extends to the front of the property with delightful views over the surrounding countryside.

The gardens have been landscaped to provide an extensive lawn area with various shrub and flower beds as well as an ornamental pond and a variety of tree species.

Adjacent to the driveway there is a detached workshop which was once a garage this is serviced by power and light and has a variety of work benches. There is possibility of turning this building back into a garage.

Alongside the driveway there is also a separate stone barn which offers excellent potential, although subject to the consent of planning and building regulations. The barn is split into two sections measuring approx **6.81m x 5.17m and secondly 5.18m x 4.82m**. There is also ladder access to the first floor as well as a stone staircase from the outside.

## **Services**

We are advised that the property is connected to mains water and electricity. There is private drainage and oil-fired central heating.

Please note the services or service installations have not been tested.

## **Council Tax**

Powys County Council Band "F".

## **Tenure**

Freehold with vacant possession upon completion.

## **Directions**

From Builth Wells take the A438 signposted to Llandrindod Wells. Turn right at the roundabout by The Royal Welsh Showground and continue on the A481, signposted to New Radnor and Hundred House. After approx 6 miles you will enter the village of Hundred House, taking the left hand turn signposted towards Franksbridge and Bettws. Continue until the next signpost turning towards Bettws. Follow this lane and just after passing over a small bridge take the left hand turn. After a very short distance the property will be seen straight ahead and the driveway is just past the property on the right hand side.

## **Viewing and Contact Details**

All viewings must be arranged through the selling agents Sunderlands and Thompsons.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-5.00pm

Sat 9.00-1.00pm

Out of hours contact Harry Aldrich-Blake

07717 410757









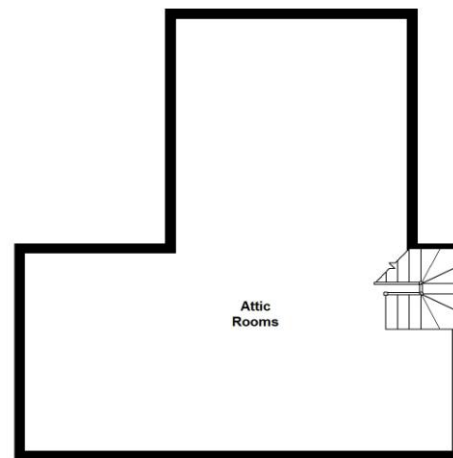
Ground Floor



First Floor



Second Floor



Floor plan produced for identification only. Not to Scale  
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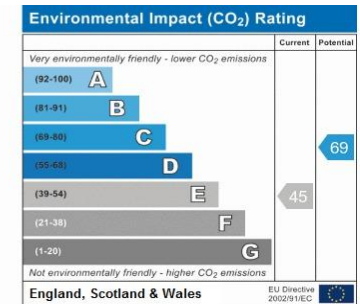
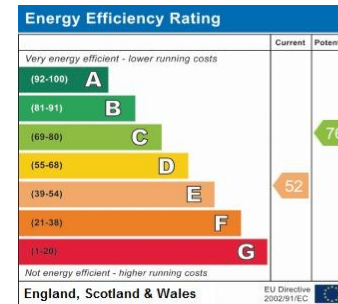
Viewing by appointment only through  
Sunderlands & Thompsons LLP

**Hay-on-Wye Branch**

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