The Toll Gate House
Llanfihangel Nant Melan, New Radnor, Powys, LD8 2TN
£179,950
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A detached 2 bedroom, former Toll Gate, now a charming bungalow. This property dates back to around the 1600/1700s and is believed to be a toll for the cattle drovers crossing the English/Welsh border. The property sits within 0.37 acre of grounds in the beautiful rolling Welsh hills.

The property has LPG heating, double glazing and stands in lovely third of an acre grounds with a workshop and ample parking.

Immaculately presented
Stunning views
Two double bedrooms
Superb workshop, log stores
0.3 Acre grounds

Llanfihangel Nant Melan is situated near the village of New Radnor. This village enjoys a variety of amenities to include a popular primary school, local shop, public house and active village hall. New Radnor is visited once a week each by the mobile Post Office and library. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton.
**Internal Features**
The property is approached through the front wooden gate up to an inbuilt integral stone porch leading to the front door which leads into the 'L' shaped hallway. The hall has doors off to the living room and to the two bedrooms.

The living room has been refurbished and has a multi-burner wood stove with timber surround and stunning views to the north/east and is ideal to enjoy the sun rise. There is an original door to the right of the fire which leads to the hall. This connects the living room, kitchen/breakfast room, shower room and study. The study area has been developed in order to give one a private area to read and work. The kitchen/breakfast room is a reasonable size and has an array of white base and wall units, it has a dark grey granite sink and also has a useful tall broom cupboard and a Rangemaster cooker, and has views from the kitchen onto the garden beyond. Separating the kitchen area is a beamed archway which leads swiftly into the dining area, with a door leading you out into the driveway.

The main bedroom is a good size which has been extended by the current owner and a dressing area with fitted wardrobes. The second double bedroom has a small corner cupboard with a flying buttress cupboard/wardrobe, and the room is laid to carpet. The shower room, has a three piece white suite, there are two airing cupboards one of which houses the boiler.

**Garden, paddock and workshop**
Passing the wood sheds down the side of the property brings you full circle to a gateway and the front garden. The gated driveway has room for 4 vehicles and beyond here is the garden area. Here, there is a garden shed, and there is also a large interlocked patio area.

Directly outside on the drive is a small water shed which protects all water supplies from the weather, and houses all the water connections. There is also an outlet for a garden hose and tap to isolate the workshop. From here, there is a small courtyard housing five separate wood sheds, three of these wood sheds are in a stable type block with doors. The garden and property area is 0.25 Acre.

The top field measures 0.12 Acres and borders the rear of the top garden. The field can be used as a top garden where one can enjoy the lovely countryside views or for grazing for an allotment.
Directions
From our Knighton office on entering the village of New Radnor on the B4372 turn right and proceed through the village and at the junction turn right onto the A44 signposted for Llandrindod Wells continue along this road and after approximately 3 miles you enter the hamlet of Lanfihangel Nant Melan and the property is located on the left hand side as indicated by our ‘for sale’ board.

Agents Notes
All fixtures, fittings, white goods, curtains and blinds will remain at the property.
All furniture can be included if required.
Mains electricity, water and drainage.
LPG heating.
Powys County Council Tax Band D.

THE PROPERTY MISDESCRIPTIONS ACT 1991: We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS: These regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.