



**Chapel House Cottage** Alltmawr, Nr Builth Wells

**STRUTT & PARKER**



## Chapel House Cottage

Alltmawr, Nr Builth Wells  
LD2 3YR

A country cottage of character and charm with a stone barn and small paddock

Builth Wells 4 miles, Hay-on-Wye 14 miles, Brecon 17 Miles, Hereford 35 miles (distances approximate)

Hall | Sitting room | Dining hall | Kitchen  
Cloakroom | Three bedrooms, one ensuite  
Family bathroom | Detached stone barn with scope to convert (subject to necessary consents)  
Paddock | Excellent potential for extension (subject to the necessary consents) | EPC rating F

**About 0.5 acres**

### Location

Alltmawr is situated in the wonderful Upper Wye valley and has extensive views over the river to the historic Aberedw Rocks. The house is conveniently situated for Builth Wells, 4 miles away and offering good local facilities and the Royal Welsh Showground.

The towns of Hay-on-Wye, renowned for its annual Literary festival and numerous bookshops, and Brecon with its Cathedral are close, as are the Brecon Beacons and Black Mountains. The regional centres of Cardiff and Swansea are about 1 hour away. Local sporting facilities include fishing on the River Wye, and golf at Builth Wells and Llandrindod Wells.

### Outside

To the front there is a terrace, ample parking and a turning area. Beyond this there is a garden laid mainly to lawn with surrounding borders and a timber garden shed.

Chapel House Cottage also includes a bothy split into two sections of stone construction with small paddock above.

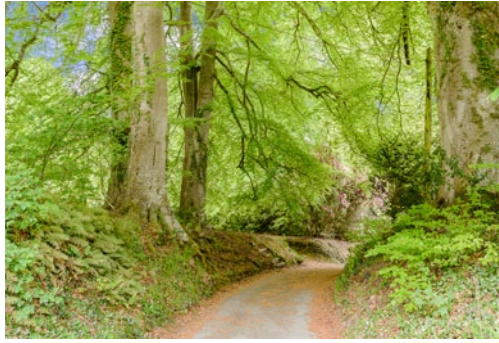


## The Property

The drive from the main road continues to the cottage and into a private courtyard giving access to the garden, stone barn and the cottage. The accommodation includes a dining hall, sitting room and kitchen. From the dining hall there is a staircase to the landing giving access to three bedrooms and a bathroom. From the main bedroom there is an en-suite shower room and a further room which could be used for a dressing room or child's room.

The current owners previously obtained planning consent to extend and renovate the cottage and create a stylish home of good proportions and full of character.

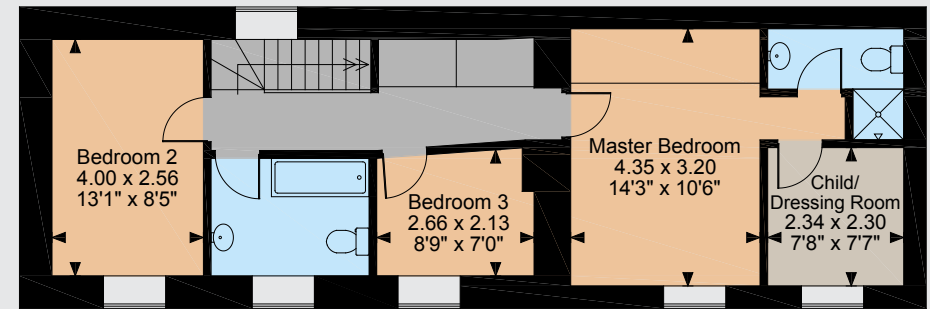
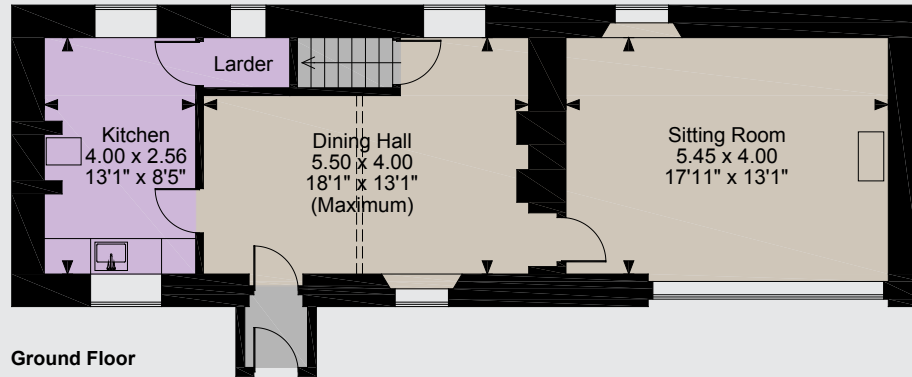
The cottage could provide a very comfortable holiday retreat as could the barn if converted.



## Floorplans

Internal area 1,280 sq ft (119 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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### General

**Services:** Currently shared private water and drainage and metered mains electricity from Chapel House, oil-fired central heating.

**Council tax:** Band E.

**Local authority:** Powys County Council:  
Telephone 01597 826000.

**Fixtures and fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

### Wayleaves, rights of way and easements:

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Agent's notes:** 1) If title is split the cottage would enjoy a right of way from the road to the entrance of the property over the drive owed by Chapel House. 2) Services are shared with Chapel House but can be separated during conveyance.

### Directions

From Hay-on-Wye follow the B4350 towards Brecon. Turn right at Three Cocks onto the A4079 and then at the roundabout take the second exit onto the A479. Continue through Lyswen and Erwood and on leaving Alltawr there is a sign on the right hand side of the road indicating the entrance to the property on the left hand side. Continue up the drive, keeping to the right before arriving at the gated entrance to the property. Post code: LD2 3RY

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