

The Old Rectory

Crossgates, Llandrindod Wells, Powys LD1 5TT



**The Old Rectory
Crossgates
Llandrindod Wells
Powys
LD1 5TT**

- *Impressive former vicarage*
- *Victorian features*
- *Recently upgraded*
- *5 bedrooms and 3 reception rooms*
- *Private setting*
- *Set in 1.7 acres of gardens and grounds*

**Llandrindod Wells 3 miles
Hereford 38 miles
Brecon 32 miles**



INTRODUCTION

A handsome former Victorian rectory, beautifully positioned within approximately 1.7 acres of established gardens and grounds, offering an exceptional blend of period elegance, generous proportions and refined modern living.

Tastefully updated, the property retains a wealth of original character, with impressive fireplaces including distinctive Thomas Jeckyll Arts and Crafts-style surrounds, decorative Victorian tiling and the original staircase. High ceilings and generous windows create a wonderful sense of space and light throughout, with many rooms enjoying attractive rural outlooks.

The accommodation is equally impressive, providing five generously proportioned bedrooms together with three formal reception rooms, each offering its own character and atmosphere. At the heart of the home is a stunning garden room, providing a superb connection between the house and its beautifully surroundings and creating an exceptional space for both relaxation and entertaining.

Alongside its period character, the house has benefited from a number of significant improvements designed to enhance energy efficiency and comfort. These include external wall insulation, a new air source heat pump, photovoltaic panels with battery storage and replacement windows to the majority of the property.

Set within its own extensive grounds, this distinguished country house offers a rare opportunity to acquire a property of considerable charm and architectural interest, combining the elegance of its Victorian origins with the comforts required for contemporary family life.

LOCATION

Occupying a wonderfully secluded position at the end of a lane in the heart of Powys, the property lies between the villages of Crossgates and the popular spa town of Llandrindod Wells. Surrounded by rolling countryside and enjoying a rare sense of privacy, the house is free from immediate neighbours, creating a peaceful and wonderfully private rural setting.

Llandrindod Wells provides a comprehensive range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, healthcare and leisure facilities, together with excellent transport links to the wider region. The surrounding countryside offers an abundance of opportunities for walking, cycling, riding and other outdoor pursuits, with the scenic landscapes of Mid Wales providing a beautiful backdrop throughout the seasons.

Despite its tranquil setting, the property is conveniently placed for access to the wider towns and communities of Powys, making it an appealing choice for those seeking a private country lifestyle without sacrificing accessibility.





ACCOMMODATION

A handsome period entrance porch, laid with original-style tiled flooring, provides an elegant introduction to the house and leads into the principal hallway. Here, attractive tiled floors, the original staircase and traditional pine panelling immediately establish the property's Victorian character.

The well-proportioned sitting room is a particularly inviting space, featuring high ceilings, a bay window and an attractive period fireplace with open fire. Adjacent, the dining room provides a more intimate setting, again with a period fireplace, and benefits from two openings leading through to the exceptional garden room. Filled with natural light and enjoying beautiful rural views, this is a wonderful space in which to relax or entertain.

The study is a charming and practical room, with dual-aspect windows fitted with traditional shutters and a deep recessed fireplace. The kitchen and breakfast area combines period character with modern convenience, incorporating a range of contemporary fitted units, integrated dishwasher, one-and-a-half bowl sink and recess for a cooker. An attractive flagstone floor, original servants' bell and generous walk-in pantry add further interest and practicality. A rear hall leads through to the useful utility room.

The first floor provides five generously proportioned bedrooms, many enjoying lovely rural outlooks and most retaining attractive period fireplace surrounds. Completing the accommodation are two beautifully appointed family bathrooms, providing excellent facilities for both family life and visiting guests.









GARDENS AND GROUNDS

The property stands within approximately 1.7 acres of beautifully varied gardens and grounds, combining formal landscaped areas with more natural spaces that complement the peaceful rural setting.

Immediately adjoining the house, the formal gardens are predominantly laid to lawn and framed by a pleasing collection of mature trees, shrubs and established planting. There is ample scope for keen gardeners, while a thoughtfully positioned seating area provides the perfect spot from which to relax and enjoy the surrounding views.

To the rear of the house, generous parking is complemented by a substantial timber outbuilding, offering considerable versatility as a carport, workshop or additional storage.

Part of the grounds has been deliberately allowed to return to a more natural state, creating an attractive wildlife habitat and adding to the property's sense of tranquillity and connection with the surrounding countryside.



SERVICES

The property has a private well water supply, mains electricity supplemented with PV panels and battery storage. Septic tank drainage. Air source heat pump for hot water and central heating.

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

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council - Band "G"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

NOTES

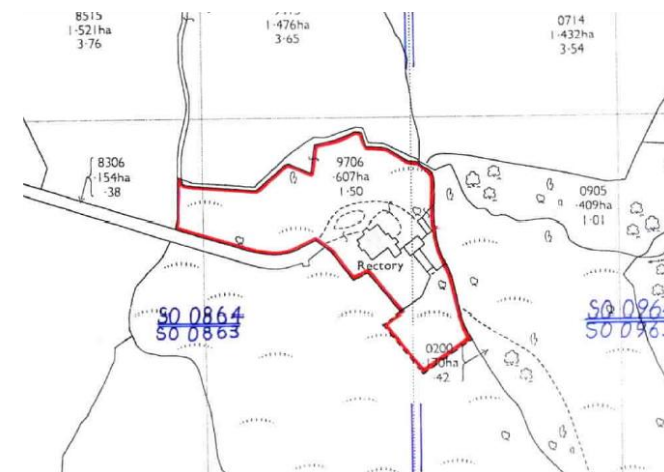
- A little used public footpath passes through the property
- As a former vicarage there is a covenant that the property should only be used as a private dwelling house.
- The property is approached over a short length of private road over which there is a right of way.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparing these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

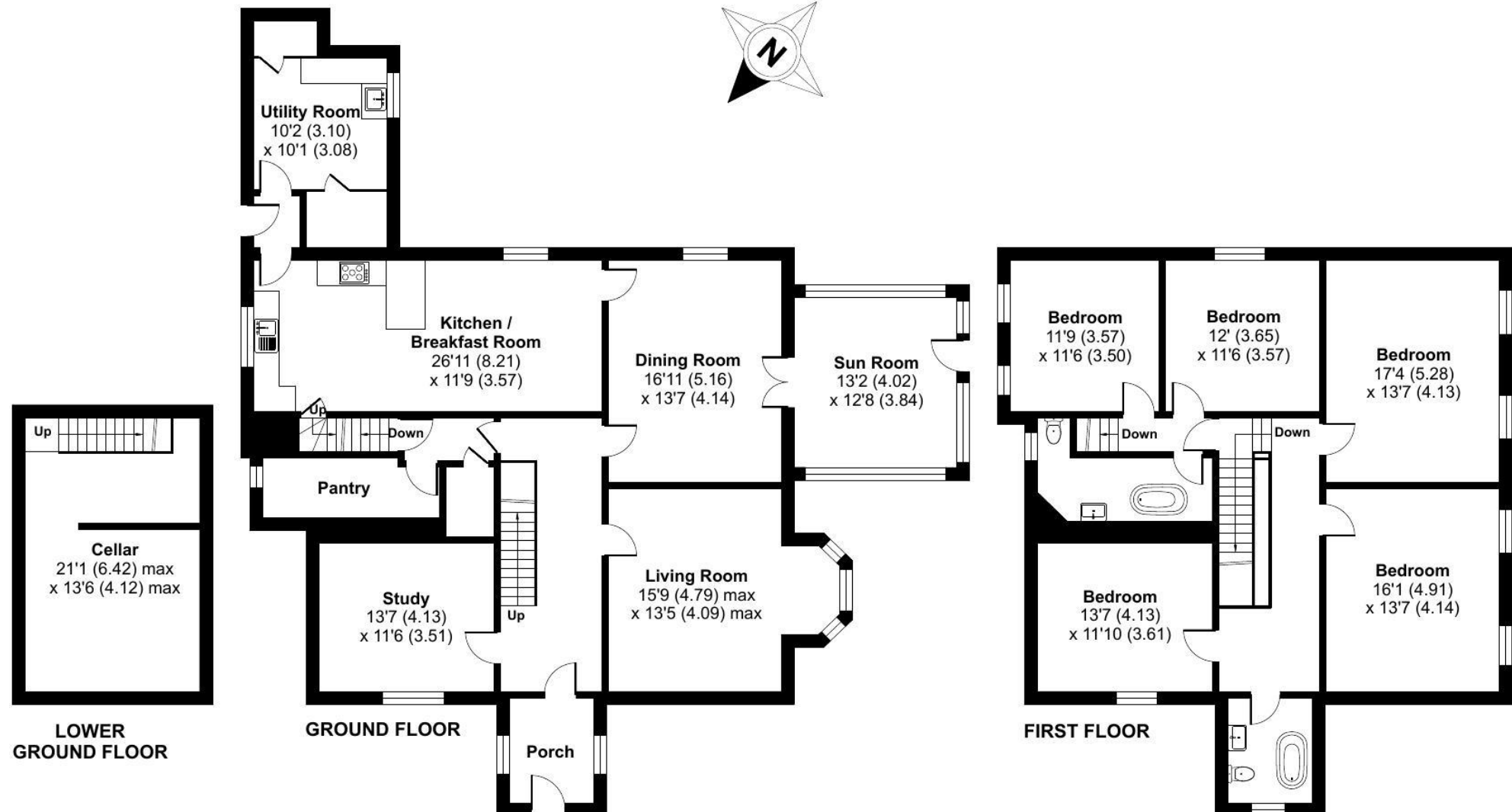
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 3295 sq ft / 306.1 sq m

For identification only - Not to scale





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