



Guidfa House Crossgates, Llandrindod Wells, LD1 6RF

Offers in the region of £625,000



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Whether you are searching for an impressive forever family home, a property with income potential, or somewhere capable of accommodating several generations under one roof, this outstanding residence is a rare opportunity not to be missed!



The Property

Occupying a prominent position within the popular village of Crossgates, this impressive, substantial detached residence offers a rare chance to acquire a home of real presence, with exceptional versatility and a wealth of additional accommodation. Whether you are searching for a large family home, income generating opportunity, multi-generational setup or somewhere with space to simply enjoy, this remarkable property delivers in abundance. The main house is both handsome and welcoming from the moment you arrive. Set behind a sweeping gravel driveway with lawned gardens to the front, the property immediately gives a sense of stature and space, while inside the accommodation is light, airy and beautifully maintained throughout.

Stepping into the house, the generous reception hall gives access to the principal ground floor rooms. The first reception room is a lovely formal sitting room, full of charm with high ceilings, large sash style windows and an attractive fireplace creating a wonderful focal point. Across the hall, a second reception room offers another elegant space, ideal as a lounge or snug depending on your needs. For those who enjoy entertaining, the large reception/dining room is sure to impress. This superb room offers ample space for family gatherings, celebrations and day-to-day living, with a pleasant outlook over the grounds and direct access into the kitchen. The kitchen has been tastefully updated to provide a modern and practical heart to the home. With an extensive range of fitted units, integrated appliances, central island and generous worktop space, it is perfectly designed for busy family life. Off the kitchen is a useful utility room adding further practicality. Off the hallway a door with a stone stair leads down to a large cellar, perfect for a wine store of potential games area or home gym.

One of the true selling points here is the sheer flexibility on offer. Also on the ground floor is an optional self-contained one bedroom apartment, together with shower room facilities. Perfect for a dependant relative, older child requiring independence, visiting guests or even additional income potential.

The first floor accommodation continues to impress with six well-proportioned bedrooms, all enjoying plenty of natural light and a pleasant outlook. The principal bedroom is a particularly spacious room with fitted storage and the benefit of a modern en-suite. Several further bedrooms also enjoy en-suite or adjacent bathroom facilities, making the layout ideal for larger families or guest accommodation. In total the property benefits from six bathrooms/shower rooms, a real luxury for modern living.

Throughout the home there is an attractive balance of original character features combined with tasteful modernisation, creating a property ready to move into whilst still retaining warmth and personality.

The Cottages

There are two self-contained holiday cottages, both well maintained throughout and ready to welcome guests immediately, making them an exciting proposition for anyone seeking supplementary income or a lifestyle business from home. Equally, they would work wonderfully for extended family, visiting friends or multi-generational living, offering privacy and independence whilst remaining close to the main residence.

Well presented and ready for use, the cottages provide a rare level of versatility and are sure to appeal to a wide range of buyers. Properties offering this kind of ready-made opportunity are exceptionally hard to find.

Outside

Externally the grounds extend to approximately 0.6 of an acre and provide something for everyone. To the front, a gravel driveway offers extensive

parking for numerous vehicles, while lawned gardens with mature trees and established planting create an attractive first impression.

To the rear and side is a wonderful enclosed courtyard framed by original stone buildings, full of character and atmosphere. This is a fantastic space for outdoor dining, entertaining or simply relaxing with friends and family in complete privacy. Beyond the courtyard is a range of original stone outbuildings and stores, offering superb storage, workshop potential or scope for further uses subject to any necessary permissions.

With lawned gardens, seating areas, useful outbuildings and multiple accommodation options, the lifestyle on offer here is incredibly hard to match.

The Location

The property is located in the Mid Wales village of Crossgates, which offers a close knit community and has facilities to include a petrol station, cafe, shop as well as a primary school and proves a very popular village to live.

The village is located a 5 mile drive from the town of Llandrindod Wells or more locally known as Llandod is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses. As mentioned Llandrindod Wells offers a great deal of everyday essentials, with an excellent range of independent retailers and a number of supermarkets chains, farm materials, banks, electrical stores and a large array of bars and restaurants with more further facilities for commerce, leisure, shopping and education available at Builth Wells, Rhayader and further a field Brecon. If you like to spend your time soaking up some local culture Llandrindod plays host to a theatre - The Albert Hall theatre, a museum - the National Cycle Collection in memory of Tom Norton, or the large man-made lake and accompanying sculptures. The town also hosts the annual Victorian Festival Many where locals and some visitors dress in Victorian, Edwardian or other antique costumes, and many of the town's shops and other high-street businesses dress their windows or otherwise join in the spirit of the event. If you are somebody that likes to participate in leisure activities and, Llandrindod is an ideal place for you, the town has many sporting and recreational facilities including a Football Club, Rugby Club, an international standard outdoor bowling green which hosts national and international events and a newer indoor bowling centre and highly regarded 18 hole, links golf course with driving range. There is also a leisure centre housing a full sized swimming pool, gymnasium, astroturf pitch and indoor sports hall.

Nearest Towns

Llandrindod Wells - 3.4 miles
Builth Wells - 13 miles
Newtown - 23 miles
Hereford - 38 miles

Services

We are informed the property is connected to mains water and electricity.

Heating

The property has the benefit of oil fired central heating.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

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

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.





Crossgates, Llandrindod Wells, LD1

Approximate Area = 3675 sq ft / 341.4 sq m

Cottages = 1410 sq ft / 131 sq m

Outbuilding = 1319 sq ft / 122.5 sq m

Total = 6404 sq ft / 594.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Holters Estate Agents. REF: 1434319

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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