



Holters

**Titley Evans Warehouse, 8A Cambrian Place, Llanidloes, SY18 6BX**

**Offers in the region of £285,000**



**Holters**  
Local Agent, National Exposure

## Titley Evans Warehouse, 8A Cambrian Place, Llanidloes, SY18 6BX

The Holters team are delighted to bring to market The Titley Evans Warehouse, a striking former flannel factory that has been thoughtfully transformed into a three-bedroom home in the heart of this popular market town. Offered with no onward chain, it will appeal to buyers who value character, space and a sense of individuality.

- Gorgeous, Converted 19th Century Textiles Factory - Grade II Listed
- Open Plan Kitchen / Dining Room
- Courtyard Garden
- Council Tax Band C
- Three Double Bedrooms
- Family Bathroom, Additional Shower Room & Separate Laundry Room
- Tucked Away Town Centre Location
- Extremely Generous First Floor Reception Room
- Bursting with Period Features
- No Ongoing Chain

### The Property

The Titley Evans Warehouse is a Grade II listed former flannel factory and draper's business in the very heart of Llanidloes, now a distinctive family home that still carries a clear sense of its past. The original signage remains on the whitewashed brick façade, the timber roof trusses are exposed and intact, and throughout the house there is a quiet but constant reminder that this is a building that has played its part in the life of the town for generations. With dual aspect windows throughout, light floods through the building from morning to evening, giving each room a brightness that belies its town centre setting.

Entry is from the street via an arched brick gateway, leading through to the front door and offering a subtle sense of arrival from the outset. Inside, the personality of the building is immediately apparent, and the ground floor unfolds in a way that feels both natural and easy to live in. At its heart is a generous kitchen and dining room with boarded floors, a freestanding kitchen and a large island unit at its centre, a space that works just as well for everyday use as it does for gathering around. Doors open directly onto the cobbled courtyard from two sides, allowing light and movement through the room and creating an easy connection to the

outside.

The principal bedroom is a well-proportioned double with built-in storage, calm and comfortable in feel, while the bathroom is particularly well judged, with a panelled bath and carefully considered tiling that brings warmth and texture.

Upstairs, the living room is a striking space that takes a moment to fully appreciate. It spans the full width of the building beneath a vaulted ceiling of exposed king-post trusses, with Velux rooflights drawing in plenty of natural light and broad boarded floors underfoot. Despite its scale, it remains an easy room to furnish and live in, capable of adapting to different ways of using the space without ever feeling compromised.

Two double bedrooms open off the landing, both with exposed beams and Velux rooflights; one includes built-in wardrobes, while the other, finished in a soft sage green, looks out across the rooftops of the town. The first floor shower room is well appointed and thoughtfully finished, in keeping with the rest of the house.

The current owners have approached the conversion with care, creating a home that sits comfortably within the constraints of a listed building.

Eighteen of the twenty windows have been fitted with secondary glazing, balancing the requirements of the listing with the practicalities of everyday living.

Outside, the cobbled courtyard runs along the side of the building, enclosed and full of character, with raised planted beds and a timber outbuilding. It is a space that feels private and established, with just enough structure to make it usable without feeling overworked.

The Titley Evans Warehouse is a house with genuine history and a strong sense of identity, offering generous, flexible space within a building that remains closely tied to Llanidloes itself. It is not simply a conversion, but a building whose history still shapes the way it is lived in today, and it is offered for sale with no onward chain.

### The Location

The beautiful Mid Wales town of Llanidloes is rich in history and has so much to offer residents and visitors alike. It is home to the iconic Market Hall which is the oldest timber-framed market hall still in situ in Wales.

The town itself is packed with amenities including a dentists, Medical Centre, cottage hospital, Primary School, Secondary School with Welsh and English language streams, pubs,



cafes, take-aways and a wide range of shops ranging from butchers / fishmongers / bakeries / greengrocers to an independent book shop and artisanal boutiques.

The town has a bustling social calendar culminating in the annual Llanidloes Carnival every July.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llanidloes is 4 miles from the Llyn Clywedog Dam, a 615 acre reservoir built on the head waters of the river Severn in the late sixties, offering scenic walking and cycling routes as well as trout fishing through the local Angling Club. There are well supported cricket, football and rugby clubs the latter of which plays host to the ever growing Heart of 7s – Wales’ largest sports and music festival.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band C

**Heating**

The property has the benefit of gas fired central heating.

**Services**

We are informed the property is connected to all mains services.

**Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

**Nearest Towns / Villages**

- Newtown - 15 Miles
- Machynlleth - 19 Miles
- Llanfair Caereinion - 22 Miles
- Welshpool - 28 Miles
- Aberystwyth - 31 Miles

**What3Words**

///promoting.tornado.bookshelf

**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.

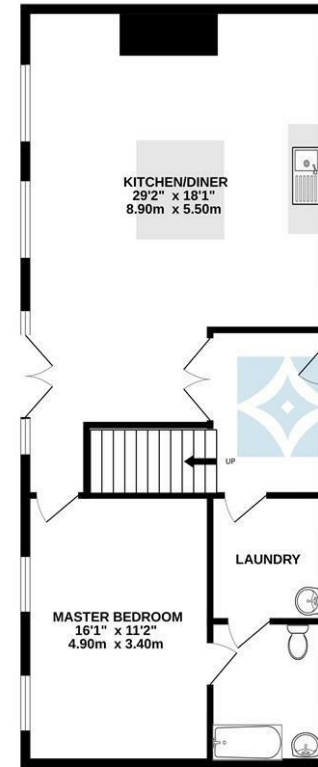
**Money Laundering Regulations**

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.

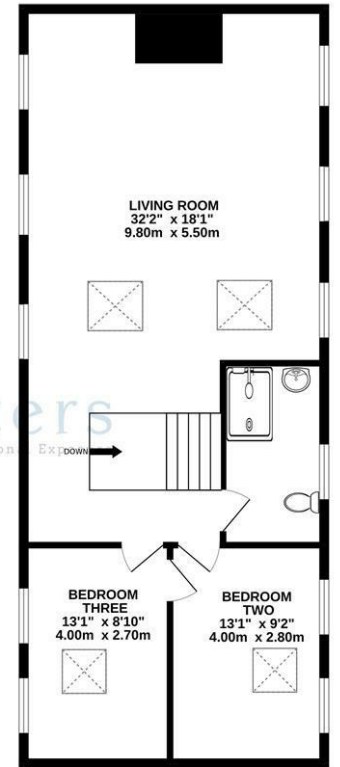
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GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 1603 sq.ft. (149.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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