



Holters

Local Agent, National Exposure

Bank Cottage, Llandinam, SY17 5BY

Offers in the region of £175,000



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You can bank on falling in love with this period cottage in a popular village location.

With two double bedrooms, two reception rooms and no ongoing chain, Bank Cottage is a real gem.

Key Features

- Semi Detached Edwardian Cottage
- Two Double Bedrooms
- Large Main Reception Room and Additional Sun Room
- Country Kitchen and Separate Utility
- Family Bathroom
- Elevated Garden
- Lovely Views
- Popular Village Location
- No Ongoing Chain
- EPC E

The Property

Built in 1904 and set in an elevated position above the village, Bank Cottage is a charming character home with lovely views and a peaceful setting. Set just behind the church, the cottage benefits from a quieter corner of the village and feels nicely tucked away while still being part of the community. It is ideal for couples, first time buyers and downsizers or anyone wanting a quiet and comfortable home in the heart of Mid Wales.

Steps lead up to the front door and into a self-contained entrance hall which is practical and welcoming, with the staircase rising to the first floor. From here you enter the main reception room, a generous space that runs the full width of the cottage. The room has wooden floorboards, a log burner set into the chimney breast and a window seat within the bay window. With good natural light from its dual aspect and pleasant proportions, it is a relaxing room that works well day to day.

The kitchen sits just beyond and has a

bright, country feel. It is functional and well arranged with plenty of room to cook and move about comfortably. From the kitchen you step into the sun room which is one of the highlights of the cottage. The traditional Welsh tiled floor brings real character and the room enjoys wonderful views over the garden and the hillside beyond. Double doors open directly onto the garden, making it a lovely spot to sit with the morning sun. Off the sun room is a very useful utility room that provides excellent extra storage, something this property offers in surprising abundance for its size.

Upstairs are two double bedrooms, both good sizes for a cottage of this age. Bedroom one includes built-in wardrobes and both rooms feel light and peaceful. Also on this floor is the bathroom which has a bath with over-shower, a wash-basin and a WC.

Outside, the garden is small but very charming. Facing south east, it enjoys plenty of sunshine and makes the most of the elevated position. It is an easy, manageable space with pleasant views and a sense of privacy, ideal for anyone wanting a low-maintenance garden to enjoy without it becoming a burden.

Bank Cottage is full of character and warmth, with lovely features, a homely feel and an outlook that makes it a pleasure to spend time in. It offers a peaceful village lifestyle in a pretty setting and is a property that is easy to picture yourself settling into.

The Location

Llandinam village is located in the heart of Montgomeryshire, on the A470 between Llanidloes and Newtown. The village is rich in history being the former home of David Davies, famed 19th Century Industrialist and Philanthropist. To this day the village has a vibrant community and boasts a village pub, a popular primary school, nursery and forest school, weekly post-office services and a well supported Village Hall which hosts a range of events from coffee mornings to exercise classes.

For anyone interested in pursuing outdoor activities the opportunities are endless. Llandinam is under 10 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.

The beautiful neighbouring Mid Wales town of Llanidloes has 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 property is just off the A470 a main visitor route into Mid Wales. It is served by local bus routes and is close to Caersws and Newtown train stations.

Services

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

Heating

The property does not have central heating.

There are storage heaters and a log burner

Tenure

We are informed the property is of freehold tenure.

Broadband

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

Council Tax

Powys County Council - Band C.

Nearest Towns / Villages

- Caersws - 2 miles
- Llanidloes - 6 miles
- Newtown - 8 miles
- Rhayader - 20 miles
- Aberystwyth - 35 miles
- Shrewsbury - 40 miles

What3Words

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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

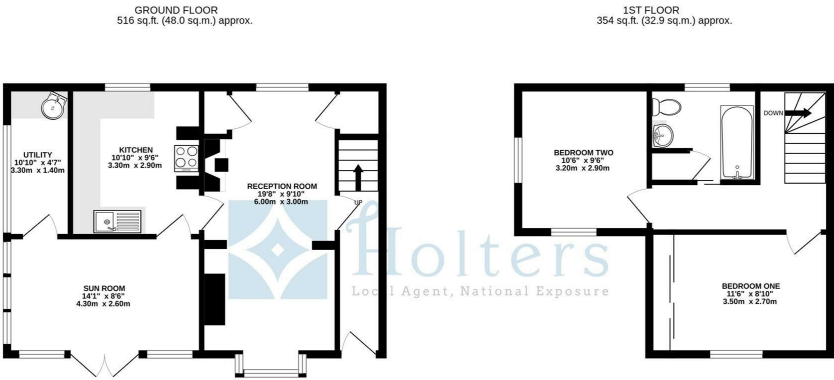
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

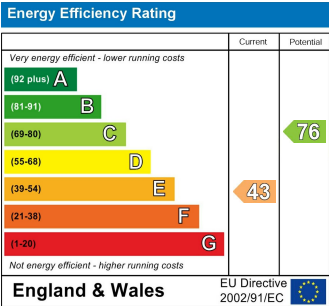
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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TOTAL FLOOR AREA: 870 sq.ft. (80.8 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 illustration 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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