

Heddfan

Garth, Builth Wells, Powys LD4 4AT



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Builth Wells
Powys
LD4 4AT

- 1960 sq ft of accommodation
- Period features – natural stone and brickwork
- Charm and character
- 2 bedrooms and 2 bathrooms
- Impressive first floor living area
- Generous kitchen/ breakfast room
- Plenty of parking; garage; rear garden and garden studio/ office

Builth Wells 8 miles
Brecon 17 miles
Hay on Wye 24 miles

INTRODUCTION

An individual and characterful semi-detached former school building, thoughtfully converted during the 1980s/90s to create an unusual and highly versatile home extending to approximately 1,960 sq ft. Retaining a number of attractive original features, including exposed brick and stonework, bespoke joinery and the original roof trusses, the property offers a distinctive combination of character and spacious living.

The accommodation is arranged to make the most of the building's former use, with two bedrooms, both enjoying bathroom facilities, together with a spacious kitchen/breakfast room providing a practical heart to the home. A particular feature is the impressive first-floor living area, where a vaulted timber ceiling rises into the roof space and incorporates the original timber trusses. A large glazed screen and door to the gable end flood the room with natural light and open onto a covered first-floor veranda, creating an exceptional space for relaxing and enjoying the surroundings.

Outside, the property benefits from a pleasant enclosed garden, with a useful outbuilding providing an ideal home office, studio or creative space. There is also a garage and private parking.

Offering generous accommodation, an adaptable layout and a wealth of individual features, this former school building provides an exciting opportunity for those looking for something rather different from the conventional home. Its combination of scale, character and versatile spaces makes it equally suited to modern family living, working from home or those simply seeking a property with individuality and charm.



LOCATION

The property occupies a convenient position alongside the main road in the village of Garth, a small rural community situated approximately eight miles from Builth Wells. The village has a strong sense of community, with a church, village hall and the benefit of Garth railway halt, situated on the scenic Heart of Wales line providing services between Swansea and Shrewsbury. The market town of Builth Wells offers a good range of everyday amenities, including independent shops, supermarkets, cafés, pubs and leisure facilities, together with both primary and secondary schooling. The town is also home to the renowned Royal Welsh Showground, which hosts a busy programme of agricultural, equestrian and countryside events throughout the year. The surrounding area is particularly attractive, with the rolling landscapes of mid Wales providing excellent opportunities for walking, cycling, riding and enjoying the great outdoors, while the property's position provides straightforward road and rail connections to the wider region.



ACCOMMODATION

The property is entered via a spacious hallway, immediately displaying the character of the building with attractive brick and stone features and a painted concrete floor incorporating tesserae tiles. Off the hallway is a WC and useful utility area with fitted sink. An inner hallway leads through to a boot room and the impressive kitchen/breakfast room, which is fitted with a good range of cupboards, stainless steel sink and a two-oven electric AGA. With a beamed ceiling and attractive wooden flooring, this is a particularly welcoming and characterful room.

An open-tread oak staircase rises to the first floor, where the accommodation opens into an impressive and versatile living space. The staircase naturally divides the room into two distinct areas, one providing an ideal home study and the other creating a generous principal sitting area. The room is enhanced by a striking vaulted timber ceiling with exposed original roof trusses, while a large glazed window and door open onto the covered first-floor veranda, taking full advantage of the elevated views across the village.

There are two double bedrooms. The ground-floor bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst the first-floor bedroom is accessed from the landing and features a timbered ceiling and large glazed window. A further shower room is conveniently positioned opposite







OUTSIDE

To the front of the property is a generous parking area approached via a block paved driveway, which is attractively intersected with established garden area and mature shrubs, adding a pleasant sense of arrival. From here access into the spacious garage with up and over garage door.

The rear garden provides a lovely outdoor space in which to relax and enjoy the surrounding setting, with a large paved seating terrace adjoining a generous area of lawn. A small garden pond and established planting add further interest, creating a peaceful and attractive garden with plenty of space for outdoor entertaining and leisure.

A particularly useful feature is the garden studio/office, providing an excellent additional space for those working from home, pursuing hobbies or requiring a separate creative workspace.

SERVICES

The property is connected to mains electricity, drainage and water. Oil fired central heating. 15 PV panels mounted on garage roof.

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 "E"

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 small part of the property is subject to a flying freehold

DIRECTIONS

What3words: ///fend.triathlon.stir

MOBILE & INTERNET CONNECTION

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

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 preparation of 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		
69-80	C		
55-68	D		67 D
39-54	E	46 E	
21-38	F		
1-20	G		

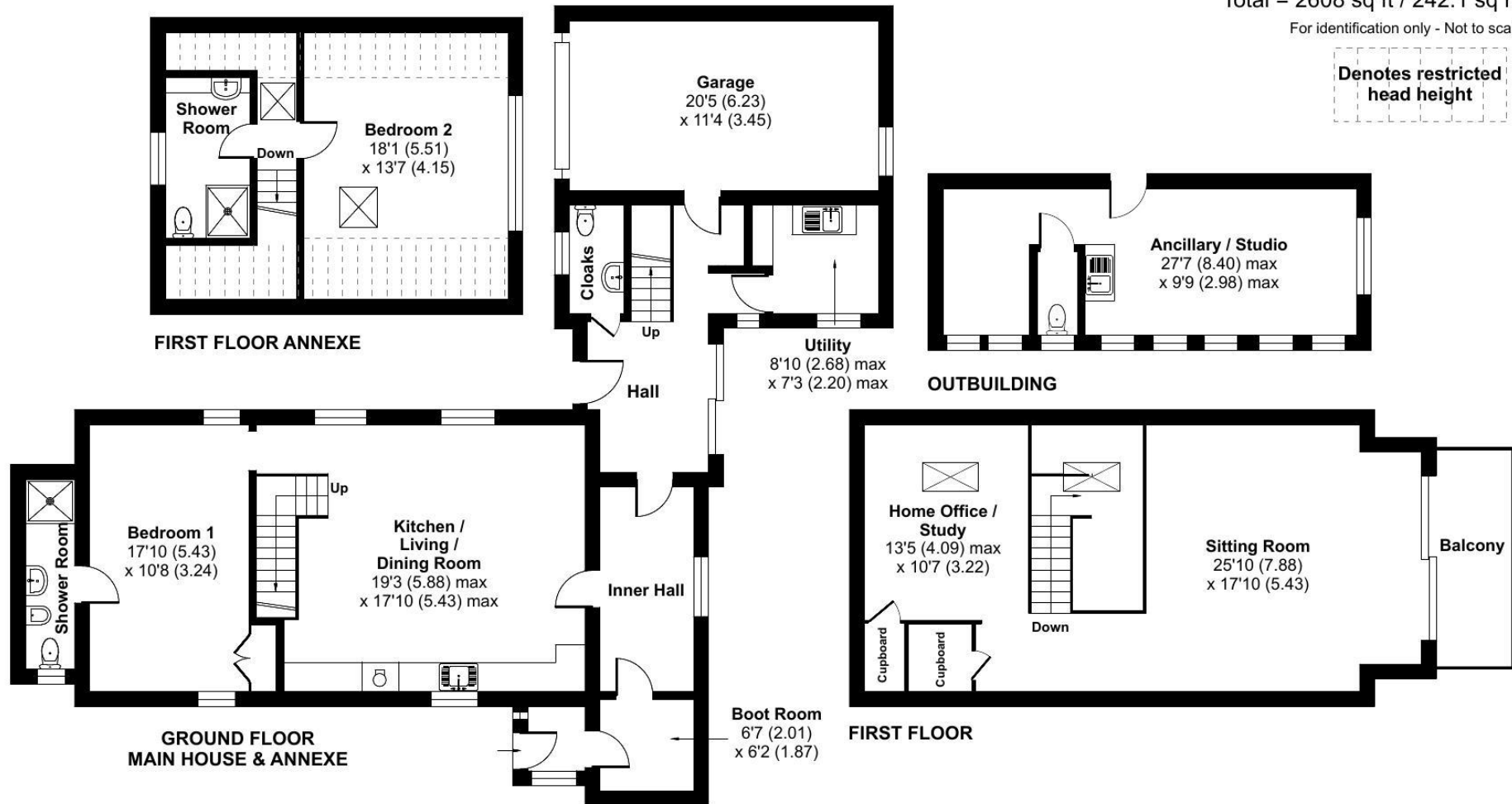
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Approximate Area = 1960 sq ft / 182 sq m
Limited Use Area(s) = 145 sq ft / 13.4 sq m
Garage = 234 sq ft / 21.7 sq m
Outbuilding = 269 sq ft / 25 sq m
Total = 2608 sq ft / 242.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1523216

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