



Holters

Ty Olaf, 11 Elan Village, Elan Valley, Rhayader, Powys, LD6 5HP

Offers in excess of £595,000



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Local Agent, National Exposure

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Ty Olaf translates to 'last house' and we believe it will be the last house you view before you end your property search! This wonderful Grade II listed property sits in the breathe taking Elan Valley. Maintained the an extremely high standard, with an impressive detached holiday LET this really is a one off! A MUST VIEW!

Key Features

- A Wonderful Welsh Cottage
- NO ONWARD CHAIN
- Nestled in the Picturesque Elan Valley
- With the Dams Close by
- Offering Original Character Features
- In Excellent Order
- Grade II Listed
- With A Detached Annexe/Holiday LET
- Landscaped Well Stocked Gardens
- Breath-taking Surroundings
- EPC Exempt

The Property

Ty Olaf is a wonderful Welsh Cottage that is packed full of original character features, maintained and presented to a high standard the property is a pleasure to view.

As you enter the cottage you step into a hallway, with a stair to the first floor and door into the lounge. The lounge is a generous size, with a large bay window to the rear which overlooks the garden, there is a built in storage cupboard and the room is open plan to the sitting room/study. There is a wood burning stove providing heating to the lounge but with a part open sided chimney, it has been well designed for heat to also flow into the study. Accessed off the lounge is the kitchen/breakfast room, with ample fitted wall and base units, a range

style cooker, with canopy hood and a tiled floor. There is a side hall with access to the garden with a useful ground floor WC and a storage cupboard which is home to the boiler.

The first floor accommodation continues to impress with a large, light landing giving access to the three bedrooms and shower room. The master bedroom is a pleasant double, with windows to the side and rear, the room enjoys a nice outlook over the gardens. There is an en-suite bathroom fitted with a modern white suite. Bedrooms two and three are both doubles, bedroom two is fitted with a double wardrobe. Also accessed off the landing is a shower room.

The Annexe

The impressive detached holiday LET was built in 2008/09 and sits within the grounds giving privacy to both dwellings. The building was built to compliment the style and character of the main house and is also covered by the grade II listing.

As you enter you step into an entrance hall, the quality finish is immediately on show with the oak floors doors. To the left of the hall is the integral garage which also acts as a laundry room, ideal for bikes and dirty clothes. To the right of the

hallway is a wet/shower room and the remainder of the ground floor is the kitchen/breakfast room.

The first floor accommodation is a great space, with modern décor, oak floors and wood burner it offers and extremely welcoming feel. There are glazed doors which flood light in and from which you have lovely view over the woodland to the rear. Accessed off the lounge is a large double bedroom with views over the garden.

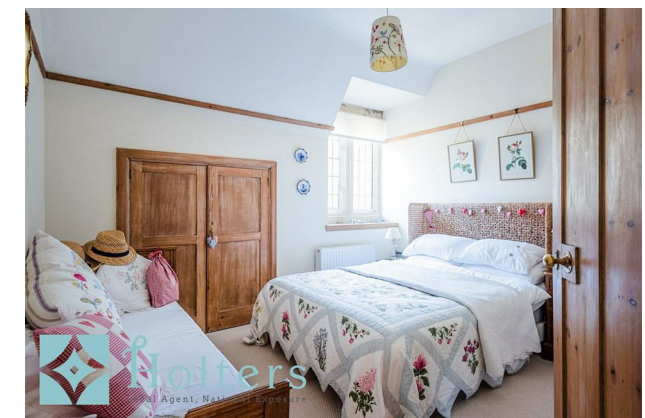
Outside

Externally the gardens echo how how well the internal accommodation has been maintained. With paved seating areas, lawns, mature plants and shrubs the outside space has been well designed and is a lovely area to relax and enjoy the stunning surroundings. The garden is extremely well stocked with fruit trees so you'll have no excuses when it comes to a bit of home baking!

A particular feature of the garden is the side vehicular access which opens to the large gravelled parking and turning area. The drives proceeds the integral garage and carport.

The Location

The property is located in the small, charming community of the Elan



Village. Originally build as workers cottages when the dams were built, the whole village is under grade II listing to preserve the beauty it offers. The village is right on the doorstep of one of the six amazing dams and the Elan Valley Visitor Centre. At the visitor centre you can explore the local history, hire bikes, get fishing permits or just stop for a drink and a bite to eat in the café. There is a cycle path (route 81) running parallel to the road that is also accessible nearby.

The village is in the perfect location to access all the many attractions in this area of outstanding beauty. The Elan Valley, dams, reservoirs, the town of Rhayader which offers most local amenities.

Tenure
We are informed the property is of freehold tenure.

Council Tax
Powys County Council - Band E.

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

Heating
The property has the benefit of LPG gas fired central heating to the main house and electric heating heating and thermal panels for the hot water and underfloor heating in the holiday LET.

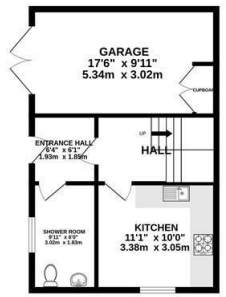
Broadband
Enquiries via British Telecom indicates the property has an estimated broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns
Rhayader - 4 miles
Llandrindod Wells - 15 miles
Builth Wells - 20 miles
Newtown - 32 miles
Aberystwyth - 38 miles

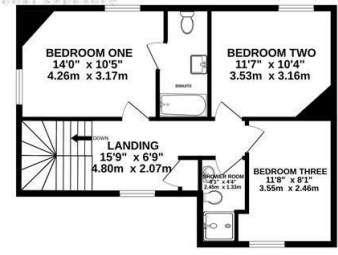
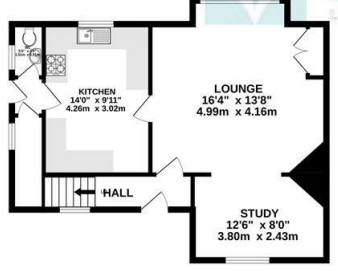
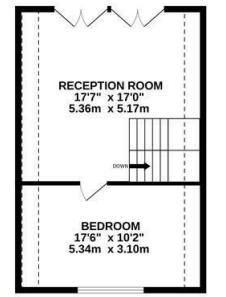
Money Laundering Regulations
In order to comply with current legislation, we are required to obtain ID verification from all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection
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 lessor 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 vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 2030 sq.ft. (188.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here 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) 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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