



2 Old Inn Meadow Rhosgoch, Builth Wells, LD2 3JY

Offers in the region of £625,000



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They say it's out with the old and in with the new..... but with a slight twist, we believe the way forward is for you to purchase a brand new build property on this wonderful new site 'Old Inn Meadow' just a 4 mile drive from Hay-on-Wye!

Key Features

- A Fantastic New Development
- In a Picturesque Rural Village
- Surrounded by Beautiful Countryside
- The Choice of Five Superb Detached Family Homes
- All Spacious Four and Five Bedroom Dwellings
- Option to Buy Off Plan
- Choice of Fixtures & Fittings
- Stone External Finish
- Large Gardens & Garages
- LABC 10 Year Warranty

The Site

Old Inn Meadow is a fabulous new development situated in the rural village of Rhosgoch, just 4 miles from the renowned book town of Hay-on-Wye. If you are looking for an opportunity to purchase a spacious, detached, new dwelling set in the stunning Mid-Wales countryside and within a short drive of a busy market town, then look no further. The houses are based on an award winning site and are to be built by the same highly reputable local builder. Construction is soon to commence on the first five houses, with the first being ready to occupy in late Spring-Summer 2025. Each property will occupy a large plot with ample parking, garages and enclosed rear garden, making them wonderful family homes.

These superb energy efficient properties will offer you all the modern comforts to include air source heating. Prime costs have been set for the kitchens and bathrooms so early purchasers will have the opportunity to finish the house to their own tastes.

If you are not in a position to proceed with the purchase right away you can reserve the property of your choice for a total period of three months. Full details are available from the agents on request.

Prices

- Plot 1 - £625,000
- Plot 2 - £625,000
- Plot 3 - £585,000
- Plot 4 - £585,000
- Plot 5 - £585,000

The Property

No 2 Old Inn Meadow is a substantial detached four bedroom property, with an optional 5th bedroom on the ground floor and a detached garage. As you enter the property you will find the main reception room on your left, which in turn leads via double doors to the sun room, with bi-folding doors you will enjoy a lovely outlook over the rear garden. The fully fitted kitchen/dining room is accessed off the sun room and again enjoys a pleasant outlook over the rear

garden. There is a utility room which is turn opens to the integral garage. The remainder of the ground floor accommodation offers a further reception room, which could be a home office or ground floor fifth bedroom with a shower room to the side.

The first floor accommodation offers four bedrooms, three of which are doubles and the fourth a generous single, the master bedroom having a en-suite shower room. The final room on the first floor is the family bathroom.

This fabulous property will be fitted with solar panels to the roof and an electric car charging point, all helping to make life here as energy efficient as possible. NOTE - External artist impression is of No1 Old Inn Meadow. No 2 has a detached garage.

The Location

The site is situated in the rural hamlet of Rhosgoch, which enjoys all-round stunning countryside as well as a golf course with club house and local riding centre. The nearby village of Painscastle has an excellent pub. Rhosgoch is just a 4 mile drive from Hay-on-Wye, a town famous for its second hand bookshops and world renowned annual literature festival. The town hosts a weekly market with



a range of produce stalls in the square below the Castle walls. It has a supermarket, together with a number of butchers, independent food shops, pubs, coffee shops, restaurants, GP and dentist surgeries, vets as well as a small cinema. The area is dominated by stunning countryside and the river Wye, both of which provide an array of outdoor activities, ideal for those who like hill walking, canoeing, fishing or just taking in the views.

There are three primary schools within 5 miles of Rhosgoch and there is a bus service to the local secondary school which goes through the village.

Nearest Towns

Hay-on-Wye - 4 miles
Brecon - 19 miles
Hereford - 23 miles

Services

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

Heating

The property has the benefit of air source central heating.

Council Tax

Powys Council - TBC

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 checks on

all prospective purchasers verifying the customer's identity. A company called Credit Safe 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.

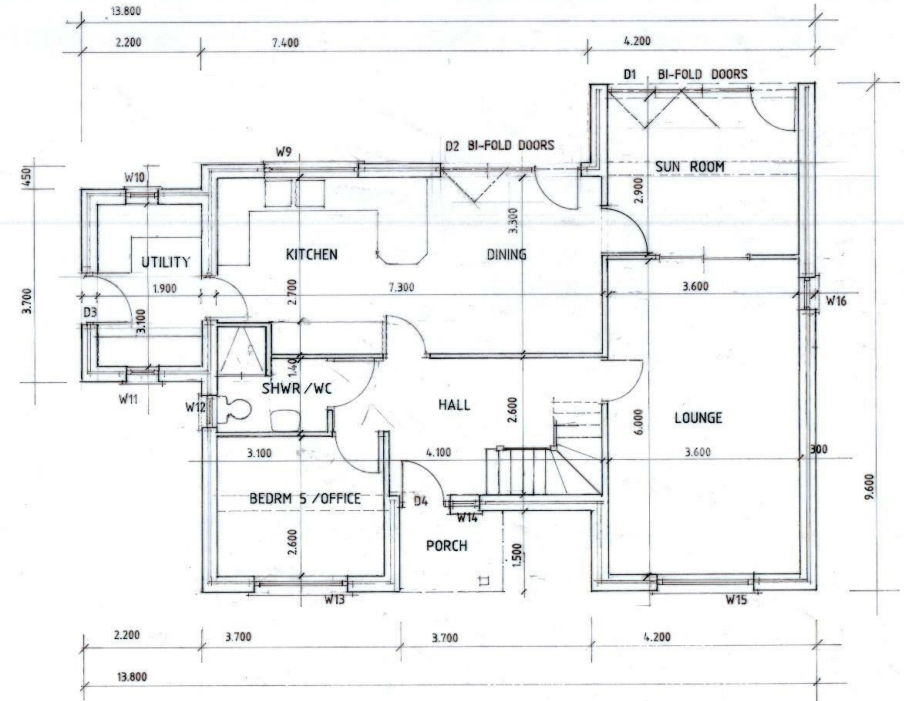
Wayleaves, Easements and Rights of Way

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.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holders 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 vendor or lessors do not make or give, and neither do Holders 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.



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	

