



Lane House Nant Glas, Nr Llandrindod Wells, Powys, LD1 6PD

Lovely RESIDENTIAL SMALLHOLDING ideal for equestrian use and for the living the good life!

The two properties comprise Lane House (Ty'r Lôn in Welsh) a delightfully restored TWO BEDROOM stone house, AND Ty Gwyn (meaning White House in English) a detached TWO BEDROOM annex both full of character and charm and set in approximately FIVE ACRES of pastureland with attractive areas of woodland, wetland and wildlife havens. A stable block, field shelters, horse walker and other outbuildings are also included. Glorious edge of hamlet location and viewing is recommended!

Energy Rating 'E' for House. Energy Rating 'D' for Annex.

£695,000 Price
Freehold

Rhayader Sales
4 North Street, Rhayader
Powys, LD6 5BU
T: 01597 810457
E: sales@clareevansandco.co.uk



LANE HOUSE

Entrance Porch:

Wood parquet flooring; window to side; half glazed door to:

Inner Hallway:

Exposed painted stone wall; quarry tiled floor. Built-in Store Cupboard. Doors to:

Laundry Room:

With plumbing for washing machine; quarry tiled floor; window to rear.

Pantry:

With quarry tiled floor; access hatch to loft space; window to rear. Free standing oil boiler providing domestic hot water and central heating

From Inner hallway, glazed door to:

Kitchen:

Range of base units incorporating a double drainer inlaid sink; tiled splashbacks and worktops over. Oil-fired rayburn cooking range and quarry tiled floor.

Open to:

Lounge/Dining Room:

With multi-fuel wood burner set on a raised hearth; two radiators; windows to front, rear and side and French doors to:

Conservatory:

Pentagonal shaped with dwarf brick wall and glazed to all elevations and French doors to garden. Wood parquet floor and lovely views of the front gardens and surrounding paddocks.

From Inner Hallway a door opens to:

Hall:

With attractive stone inglenook fireplace (not in use) with lintel, exposed beams and stonework. Radiator and window to front. Staircase to First Floor

Bathroom:

Comprising low level WC suite; pedestal wash hand basin; panelled bath. Obscure window to front and rear; parquet flooring; radiator and wall mounted fan heater.

Sitting Room/Study:

With inglenook fireplace (not in use); flagstone floor; fitted shelving and serving hatch to kitchen; radiator; window to front.

First Floor

Galleried Landing:

Exposed chimney breast; radiator; window to front with lovely views and pine clad ceiling to eaves.

Bedroom 1:

Exposed ceiling and wall timber; fitted carpet; radiator; window to front.

Bedroom 2:

Exposed chimney breast; exposed stonework, floorboards and ceiling timbers. Radiator and window to front.

Outside

There are very useful extensive level gardens including productive vegetable gardens and raised beds. There is a polytunnel and a fabulous Garden Building for Barbeques. The views from the property are also very pleasant.

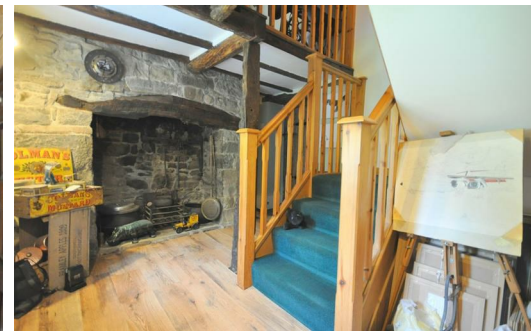
ANNEX- "Ty Gwyn"

Open-plan Kitchen/Dining/Living Room:

With solid fuel cast iron woodburner set on a raised plinth in an attractive inglenook with oak lintel over. Exposed ceiling beams and joists; exposed stonework; radiator and stone steps lead to the door to the adjoining Workshop.

Bedroom (GF) 1:

Exposed stonework; fitted carpet; radiator; two windows to front and French doors to pleasant slatted patio area with super rural views.



En-Suite Wet Room:

Comprising low level wc; bidet; pedestal wash hand basin. Large showering area with non slip flooring and electric shower heater. Radiator, obscure window to side and exposed stone wall. Airing Cupboard with oil fired boiler and batten shelving over.

Kitchen Area:

Range of oak base units incorporating a single drainer inlaid sink and built-under electric oven with grill and inlaid ceramic hob over. Flagstone flooring. Staircase with fitted carpet to First Floor.

First Floor

Gallery Landing:

With fitted carpet; radiator; exposed stone walls; ceiling timbers and windows to side and rear.

Bedroom 2:

With fitted carpet; radiator; exposed stone walls; ceiling timbers and window to rear.

Games Room/Workshop

Adjoining Ty Gwyn, and also accessible from the side of the fireplace in Ty Gwyn is a large oak framed structure with flagstone floor and windows to three aspects.

This is a very attractive space with the potential for a variety of uses.

Outside:

Lane House is a pleasant residential smallholding offering many possibilities and is ideal for those wishing to have a slice of country life.

The current vendors have added an excellent stable block providing HAY STORE/TACK ROOM plus FOUR additional loose boxes with concrete apron to the front. An automatic horsewalker is also located near to the stable block.

Land:

The land which usefully surrounds the dwellings is divided into useful sized fields and there is water available.

We are advised the land extends to approximately 5 acres (tbv).

Local Area

The Lane is located in a beautiful part of Mid Wales, renowned for its unspoilt countryside, flora and fauna. It lies approximately five miles south of the friendly market town (www.rhayader.co.uk) of Rhayader situated in the beautiful upper Wye Valley.

Rhayader has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure

centre with two squash courts, gym, swimming pool and jacuzzi. A wider range of facilities including secondary schools is available at Llandrindod Wells (5 miles), Builth Wells (8 miles) and Llanidloes (19 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 7 miles to the west. The west Wales coast and university town of Aberystwyth is 39 miles distant.

The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Services:

Mains electricity and water, private drainage.

Local Authority:

Powys County Council, Radnorshire, Tel: 01597 826000



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (82 plus) A | |
| (81-91) B | | (69-81) B | |
| (69-80) C | | (55-69) C | |
| (55-68) D | | (39-54) D | |
| (39-54) E | | (21-38) E | |
| (21-38) F | | (1-20) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 40 | 77 | | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt

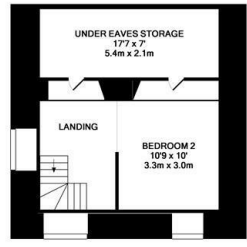
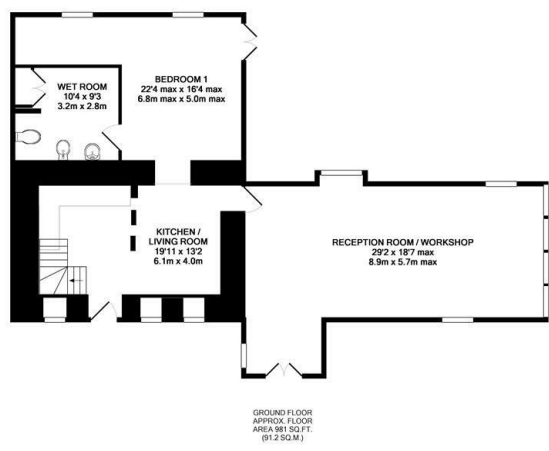
has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

The Property Ombudsman
Clare Evans & Co is a member of The

PMA Reference
DRAFT 1606925623



TOTAL APPROX. FLOOR AREA 1363 SQ.FT. (125.7 SQ.M.)
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