



Y Noddfa, Cwm Yr Ychan, Pant-Y-Dwr, Rhayader, Powys, LD6 5LR

Detached STONE BARN benefitting from a beautiful rural setting in the glorious Cambrian Mountains in the mid Wales countryside.

The stone barn, previously used for agricultural purposes, has received full planning permission for the 'Renovation and conversion of existing barn to [2 BED] tourist accommodation, to include the installation of a package treatment plant, erection of an extension and garage/store and all associated works at Barn Conversion, Cwm Yr Ychen, Panty-dwr, Rhayader Powys. There may also be potential for conversion to a residential dwelling Subject to meeting planning conditions (details available from the Agent).

£95,000 Offers in the region of Freehold

Rhayader Sales
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SITUATION

The barn is located just over a mile from the village of Pantydwr which has a vibrant community and a busy village hall. It is almost equidistant from the towns of Rhayader and Llanidloes:

Local Area - Rhayader

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley and 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 (16 miles), Builth Wells (19 miles) and Llanidloes (9 miles) respectively.

The noted Elan Valley

(www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west of Rhayader. The west Wales coast and university town of Aberystwyth is 34 miles from the town.

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.

Local Area - Llanidloes

Llanidloes is a very popular tourist and market town renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well a equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing

pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is 13 miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant..

CURRENT PLANNING

Y Noddfa has received full planning permission for the 'Renovation and conversion of the existing barn to tourist accommodation, to include the installation of a package treatment plant, erection of an extension and garage/store and all associated works'.



This permission was dated 12th November 2019 and expires on 1th November 2024.

PROPOSED ACCOMMODATION

The proposed Ground Floor accommodation includes a Hallway, Lounge, Kitchen, Dining Room and Shower Room.

The First Floor accommodation comprises two Bedrooms.

FUTURE OPTIONS

The local authority has been contacted to discuss the option to change the planning for the barn in to a residential property and the Council's response is available to genuinely interested parties from the Agents, Clare Evans & Co.

LOCAL AREA - TOURISM

Mid Wales is renowned for its breathtaking landscapes, history and culture. There is the tranquillity of lush green valleys, rolling hills, and shimmering lakes.

Visitors can explore ancient castles that stand as testaments to the region's rich heritage. Visitor stays have increased over recent years and the country remains an very popular place for people to stay - both international visitors and those from the UK.

Services

The vendor advises us of the following:

ELECTRICITY: Electricity has been connected by National Grid at a cost of £9,500.

WATER: A water bore hole has been drilled and a pump installed at a cost of £8,500.

The property will require private drainage to be installed.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

Viewing Arrangements

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

Important Notice

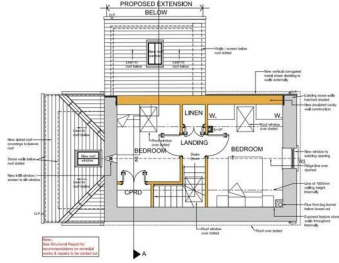
These particulars are offered on the understanding that all negotiations are conducted through this company.

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.

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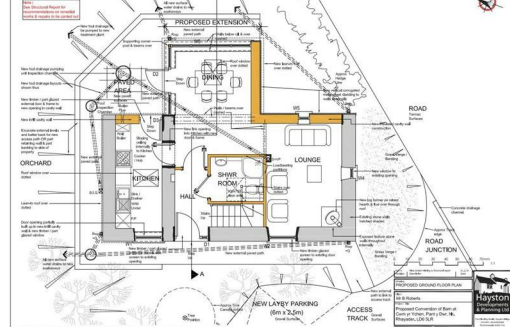


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC



The Property Ombudsman

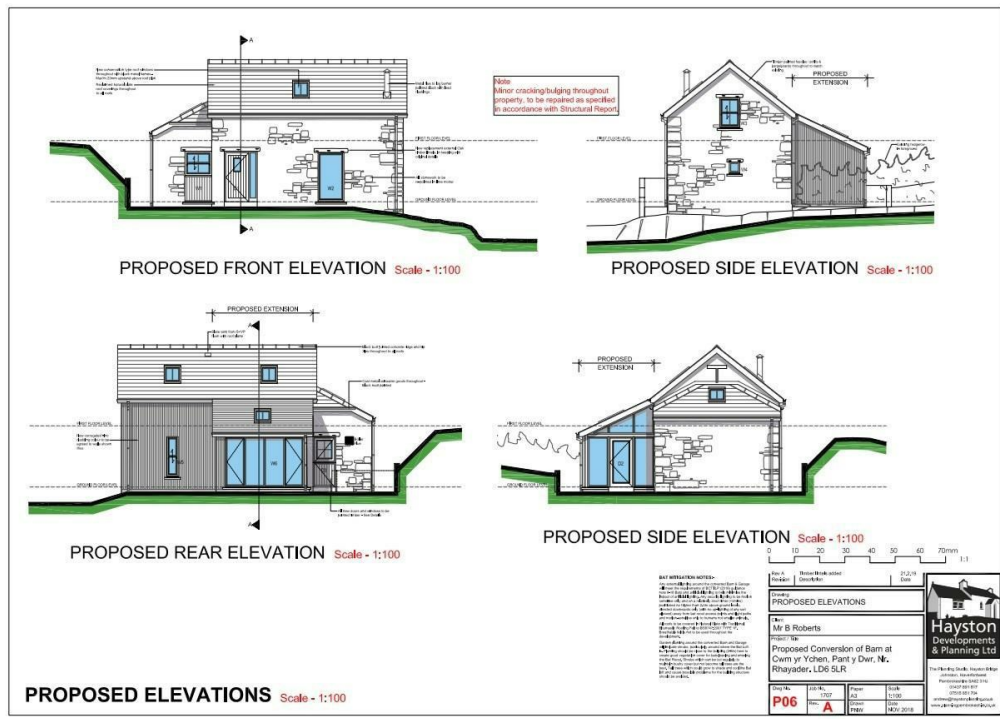
Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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

PMA Reference

DRAFT 081 6925223

A copy of the Code of Practice is available in the office and on request.



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