



## Wye View, Newbridge on Wye, Llandrindod Wells, Powys, LD1 6LY

Fabulous FOUR BEDROOM DETACHED COUNTRY RESIDENCE having been sympathetically updated in a contemporary style while retaining great charm and character. The highly desirable property offers a large Kitchen/Dining/Living Room with large glass doors opening on to a sunny terrace with views over the extensive gardens/paddock/orchard, along with a secondary panelled Lounge and further Office/Play Room, a downstairs WC / Utility Room and an Entrance Hall. The second floor offers four double bedrooms with the master suite having a dressing area, ensuite shower room and delightful rural views from the balcony.

The property has a garage/workshop, greenhouse and off road parking and is located in a private and peaceful location on the outskirts of the popular village of Newbridge on Wye. Viewing is highly recommended to appreciate all that this property has to offer!

### £539,950 Price Freehold

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





**ACCOMMODATION comprises:**

**Entrance Hall**

Part-glazed entrance door with fanlight over. Herringbone solid wood parquet floor.

Balustraded staircase with fitted carpet rises to the First Floor.

Doors to:

**Lounge**

Triple aspect provided by large windows to the front and to the rear and with French doors opening on to the side garden. Fireplace with exposed brickwork and oak mantelshelf over currently fitted with a wood burning stove.

Feature painted panelled wall, fitted carpet, tall radiator. Part-glazed door to Entrance Hall.

**Office / Play Room**

Double-sided wood burning stove. Built-in cupboard and shelving.

Fitted carpet, radiator, window to front.

**Pantry**

Shelving.

**Kitchen/Dining Room/Living Room**

Exceptionally well designed room offering distinct areas for preparing food, eating and relaxing whilst making the most of the beautiful gardens and adjoining countryside through the floor to ceiling windows and doors.

The Kitchen area offers an excellent run of base units with ceramic butler sink, shelving. A matching island provides additional storage space and breakfast bar arrangement whilst a more formal dining table is situated to take advantage of the views of the garden and access to the terrace - ideal for al-fresco dining.

There is plenty of room for relaxing in easy chairs in front of the large sliding doors. The solid wood parquet floor and recessed lighting finish off the relaxed, homely feel to the space whilst the area in front of the double sided wood burning stove (shared with the Office/Play Room) provides very useful additional kitchen preparation space with base and wall units, inlaid sink, wine fridge and space for white goods.

**WC / Utility Room**

Exposed stonework. Solid wood worktop with inset sink and mixer tap having cupboard under and with space and plumbing for washing machine and tumble drier. Shelf. Tall cupboards offering cloak space and storage.

Dual flush wc suite. Vinyl flooring. Recessed lighting. Tall radiator. Window to side.

**Boot Room area**

Painted panelling with coat hooks and bench storage, having matching fitted cupboards to side.

Tiled floor. Window and part-glazed external door to side.

**FIRST FLOOR**

**Galleried Landing**

Built-in storage cupboard. Fitted carpet. Doors to all bedrooms and bathroom.

**Master Bedroom Suite**

This large, luxurious room provides a dressing area with extensive fitted wardrobes, exposed brickwork and radiator that leads through to the bedroom area.

The room has a vaulted ceiling with French doors opening on to a large decked balcony terrace with stainless steel and glass balustrades. A large picture window looking along the Upper Wye Valley and a further window to the east mean this room is light and airy and makes the most of the glorious countryside views.

Tall radiator. Fitted carpet.

**Ensuite Shower Room**

Fitted bathroom furniture comprising wash hand basin with cupboard under and adjacent dual flush wc suite. Fully enclosed shower cubicle with rainwater head and glass door.

Towel radiator, vinyl floor, obscure window to side. Sliding barn-style door.

**Bedroom 2**

Exposed rafter. Fitted carpet, radiator, window to front.

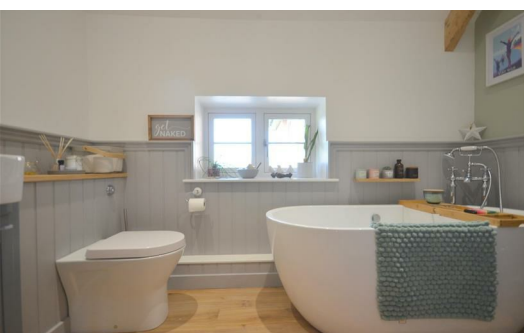
**Bedroom 3**

Exposed rafter. Built-in storage cupboard and fitted wardrobe with sliding mirrored doors.

Fitted carpet, radiator, window to rear.

**Bedroom 4**

Exposed rafter. Fitted carpet, radiator, window to front.



### Bathroom

Exposed rafter. Large wash hand basin with mixer tap and cupboard under. Free-standing bath with telephone style tap. Heated towel radiator.

Part panelled walls. Solid wood flooring. Window to rear.

### Outside

The property is approached along a single track roadway from the Council maintained highway and to a parking space with car port over at the side of the property. A single garage with metal up and over door and window to side adjoins the side of the house. A wood workshop/shed and a greenhouse are also included in the sale.

The front garden is level, laid mainly to lawn and is enclosed by an attractive stone garden wall. A wicket gates gives access to the path leading to the front door and to a pleasant patio area.

The rear garden is large and is also laid mainly to lawn with some specimen and ornamental trees and shrubs. There are fruit bushes and trees with plenty of space for productive vegetable gardens. A sun terrace runs along the front of the Kitchen/Dining Room and extends in to the garden where there is a further secluded paved seating area. To the left hand side of the property as you look at it, is a paddock/orchard area with fruit bushes and trees.

### Local Area

Newbridge-on-Wye is a pleasant rural village located roughly in the middle of Wales. It lies 7 miles south of the market town of Rhayader, approximately 3 miles from Llandrindod Wells the Victorian Spa resort and County town of Powys, and 6 miles north of Builth Wells- home of the Royal Welsh Agricultural Showground which

hosts many and varied events and shows throughout the year.

Newbridge-on-Wye has an excellent village shop, post office and cafe, a church and two public houses. Walkers on the Wye Valley Walk pass by Newbridge on their way north to Rhayader or south to Builth Wells.

Llandrindod Wells, the county town and administrative centre of Powys is some 5 miles from Newbridge and has an excellent range of facilities such as supermarkets, butcher, health food shop, chemist, hospital, doctor's surgery, primary and secondary school. Leisure facilities include a well equipped leisure centre with swimming pool and there are tennis courts, bowling greens (indoor and outdoor), lake and golf club.

The noted Elan Valley ([www.elanvalley.org.uk](http://www.elanvalley.org.uk)) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 14 miles distant. The west Wales coast and university town of Aberystwyth is 44 miles distant.

There is a railway station in Llandrindod Wells and at Builth Road (3 miles), on the Heart of Wales line with excellent road links with close access to the A483, A44 and A470.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk).

### Services

Mains electricity, water and drainage.

### Council Tax

We are advised that the property is in Council Tax Band E.

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.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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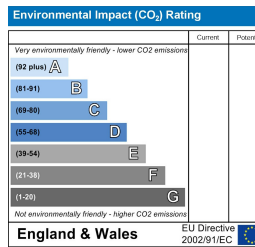
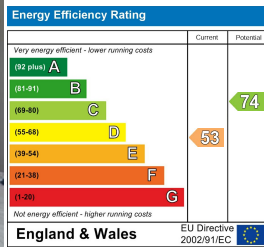
A copy of the Code of Practice is available in the office and on request.

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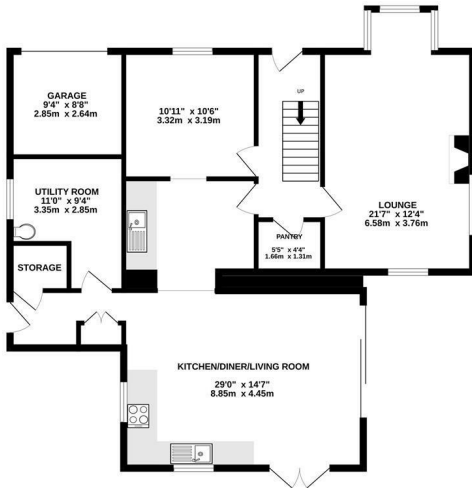
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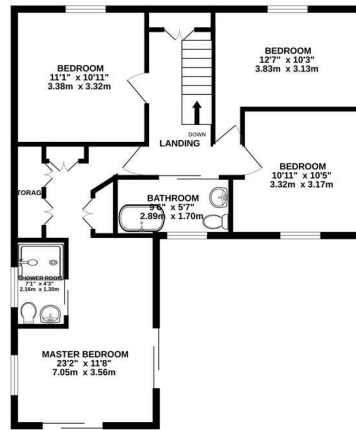




GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA - 1772 sq.ft. (164.6 sq.m.) approx.

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