



## The Coach House, Gwardolau, Cwmdauddwr, Rhayader, Powys, LD6 5HA

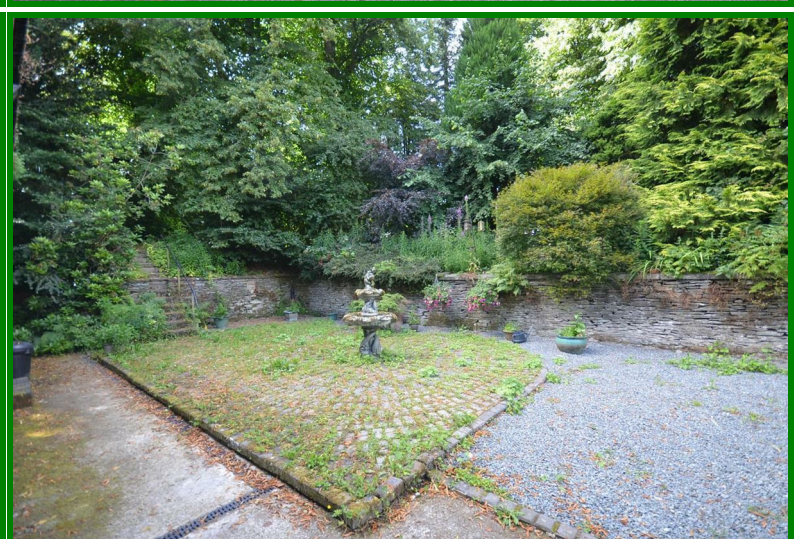
Delightful period stone-built conversion of a previous coach house that now offers FOUR/FIVE BEDROOM accommodation and very useful WORKSHOP equipped for working on vehicles located in the glorious countryside of the Upper Wye Valley in the Cambrian Mountains, Mid-Wales. The property retains a great deal of charm and character. There is flexible accommodation including the potential for a ground floor granny annexe/holiday let accommodation subject to gaining any necessary consents.

With large gardens and mature deciduous trees - along with very useful workshops, outbuildings/storage barns and so on - there is much to attract any prospective purchaser. Viewing is highly recommended!

## £445,000 Offers in the region of Freehold

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**ACCOMMODATION comprises:**

**Entrance Lobby**

Glazed uPVC entrance door with glazed side panels.  
Exposed painted stone and brick work.

Original door to:

**The Groom's Room**

Brick chimney breast with original open firegrate.

Ceramic fired floor. Radiator. Window to rear.

Doors to:

**Lounge/Snug**

Exposed timbers and stonework. Fitted carpet. Multi-fuel stove set on a slate hearth with brick surround.

Two radiators. Windows to front and side.

Internal door to:

**Ground Floor Bedroom 5**

Exposed timbers and stonework. Corner wash hand basin.

Fitted carpet, radiator, window to rear.

**Bathroom**

Walk-in tiled shower with electric shower heater. Dual flush wc suite, wash hand basin with mixer tap and tiled splashback.

Radiator. Ceramic tiled floor.

**Living Room**

Exposed painted stonework. Fitted carpet. Radiator.

Large floor to ceiling window to the front aspect which was the space taken by the original coach double door. The posts that kept the doors open in still in place on the side wall.

Also remaining from the coach house days is part of the previous central heating system, used to preserve the wood of the coach, which was warmed by the groom's fire.

**Kitchen/Dining Room**

**Kitchen Area:**

Range of matching base and wall units with worktops and tiled splashbacks over.

Built-under double electric oven with inlaid ceramic hob and integrated extractor fan over,

Space and plumbing for dishwasher and other white goods.

Exposed timbers. Fitted carpet. Window to rear and sun pipe to provide more natural light.

**Dining Area:**

Exposed beams and painted stonework. Fitted carpet, radiator, window to front.

**Utility Room**

Painted stonework. Space and plumbing for washing machine. Hot water cylinder and solar panel controls. Shelving.

The boiler control is located outside the entry to utility room.

Inside the utility room are the pumps, expansion tank, and hot water tank that is associated with the pellet boiler.

**Second Entrance Lobby**

Exposed timbers and painted stonework. Coat hooks. Half-glazed entrance door and side panel to the front.

This lobby provides access in to the Kitchen and Dining Room. It also has some lovely character features, such as the metal stalls of the original stables that were once located in the Lounge/Snug.

**FIRST FLOOR**

A staircase with fitted carpet and handrail rises from the Reception Hall to the First Floor.

Most rooms have vaulted ceilings with attractive exposed stonework and timbers.

Exposed stonework. window to rear.

**Galleried Landing**

Fitted carpet. Shelving. Lit by velux window.

Window to rear.

**Master Bedroom 1**

A Velux window to the front and one to the side with window seat.

Two radiators.

Walk-in Linen Store with radiator and shelving.

**Ensuite Bathroom**

Centrally positioned bath with electric shower with tiled splashback over.





Pedestal wash hand basin. Dual flush wc suite. Radiator.

Extractor fan.

### Bedroom 2

Fitted carpet, radiator, velux window to front.

### Bedroom 3

Arrow-slit windows to rear and to side. Open-tread staircase to upper window.

Fitted carpet. Radiator.

### Bedroom 4

Fitted carpet.

Window to front and arrow-slit window to side

### Bathroom

Panelled bath with electric shower heater and tiled splashbacks.

Pedestal wash hand basin, low flush wc. Fitted carpet, radiator.

### Outside

The house is located in large gardens and grounds that extend to approximately 0.75 acres which comprise lawned areas, wild areas and lightly forested areas.

There is an attractive cobbled area with central water feature behind a stone walled garden. There are attractive trees and shrubs and there are views from the gardens along with upper Wye Valley are superb.

Not far from the entrance door there is a small WORKSHOP and SINGLE GARAGE, currently occupied by a ride on mower, which can remain by arrangement.

Backing onto this is a double bay cartshed, (formerly used for a variety of ancient machines by the past owner) that is used at present time for logs, which will remain for use on the dual fuel stove in the Lounge/Snug.

A very versatile, LARGE WORKSHOP approximately 10m x 6m, and 5m high at the eaves with roll shutter door. It comes with 4 poster hoist 4.5m x 2.5m, 3 bays of metal racking and a large workbench that will remain.

Between the house and the large workshop is the BOILER HOUSE, containing the boiler and the pellet store.

### Local Area

The Coach House is located a five minute drive from the centre of Rhayader which is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) situated in the beautiful upper Wye Valley.

The town, which is the first on the River Wye, 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 (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

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 4 miles to the west.

The west Wales coast and university town of Aberystwyth is 34 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.

### Services

Mains electricity and water. Private drainage.

### Local Authority

Powys County Council. Tel No: 01597 826000  
[www.powys.gov.uk](http://www.powys.gov.uk).

### Council Tax

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

### 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, 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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### The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



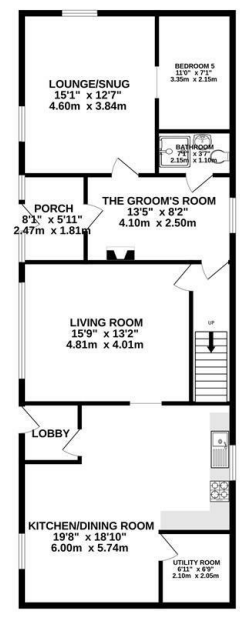
adhere to their Code of Practice.

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

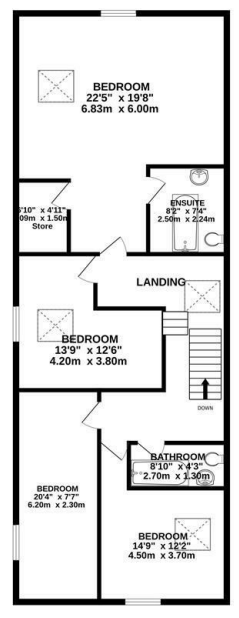
Clare Evans & Co's complaints procedure is also available on request.

**PMA Reference**  
2816925124

GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA: 2158 sq.ft. (200.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, vents 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 have not been tested and no guarantee is given for their condition or efficiency and operation.  
Made with Metaplan 12/2014



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