



Tanycoed, Pant-y-Dwr, Rhayader, Powys, LD6 5LR

Charming FOUR BEDROOM, TWO BATHROOM, stone country residence of immense character, retaining many original features throughout. The property sits in it's own grounds of approximately 2.5 ACRES (tbv), which includes a separate paddock and broadleaved woodland. A STONE BARN provides ANNEXE accommodation and there is also an additional STONE BARN with stabling and storage suitable for horses or other smallholding activities.

MAIN HOUSE: * Hall * Lounge / Kitchen / Living Room * Lounge * Boot Room/Utility * Ground Floor Bathroom * Four Double Bedrooms * Separate WC * Shower Room *

ANNEXE: Entrance Hall/Boot Room * Living Room/Dining Room * Kitchen * Shower Room * Mezzanine Level *

* Biomass heating (pellet boiler) * EPC Rating 'G' * Council Tax Band 'G' *

£495,000 Offers in the region of Freehold

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ACCOMMODATION comprises

Solid wood entrance door opens in to the:

Entrance Hall

Having attractive flagstone floor. Exposed beams and joists. Coathooks. Doors to:

Boot Room/Utility Room

Very useful room to store coats and boots after a country walk, this room has a quarry tiled floor with central drain, coat hooks, benching and spaces for storing outerwear.

There is a single drainer sink unit with cupboard under. Space and plumbing for washing machine and tumble drier.

Cloak cupboard. Window to rear. Solid wood door to:

Ground Floor Bathroom

Panelled bath with hand/shower attachment. Wash hand basin with mirror and light over. Part tiled walls.

Quarry tiled floor. Low level dual flush wc suite, towel radiator.

Airing Cupboard with radiator and having batten shelving over. Window to side.

Sitting Room

Fireplace with exposed stonework and brickwork currently fitted with a wood burning stove set on a tiled hearth.

Cupboard and shelving in alcoves either side of the chimney breast with accent lighting.

Fitted carpet, radiator, window to front and to rear.

Built-in Cupboard housing the hot water cylinder, fuse box and controls for the biomass heating.

Staircase with fitted carpet and handrail rises to the First Floor.

Open-Plan Kitchen/Dining/Living Room.

From the Entrance Hall access is provided to the Open-Plan Kitchen/Dining/Living Room.

Exposed beams, joist and wall timbers throughout. Attractive flagstone flooring.

Two radiators. Two windows to front, two windows and a glazed external door from the Living Room area to the rear.

Kitchen Area:

Solid oak kitchen cabinets with open shelving, drawer units and having worktops with tiled splashbacks over.

Inlaid ceramic hob with extractor fan. Eye-level electric oven with grill, built-in integrated microwave over. Undercounter and spot lighting. Window to rear.

Dining and Living Area:

The Dining Area shares the same level as the Kitchen, whilst a couple of steps descend to the Living Room area, A wood burning stove is set on a slate hearth with an oak lintel over, Exposed stonework.

A solid wood balustraded staircase rises to the First Floor.

FIRST FLOOR

There are exposed floorboards, beams and wall timbers throughout. The doors are solid wood ledge and brace.

Lower Landing

Exposed floorboards, wall timbers and beams. Window to side.

Doors to:

Bedroom 4

Exposed floorboards. Radiator, window to front and to side.

WC

Wash hand basin (having electric geyser providing hot water) with cupboard under and having a mirrored cabinet and shaver point over. Tiled splashback.

Loew level wc, radiator. Velux window to front.

Bedroom 3:

This is the largest bedroom with space for several beds. There are two radiators and a velux window to the front aspect and and two windows to the rear.

Bedroom 2

Radiator, Window to rear.

Upper Landing

Fitted carpet. Access-hatch to roof space.

Stairs with fitted carpet and hand rail descend to the Sitting Room.

Shower Room

Corner shower cubicle with thermostatic shower



heater and tiled walls. Low level dual flush wc. vanity unit with mirror and light over.

Towel radiator. Velux window.

Bedroom 1

Triple aspect with windows to three aspects each with pleasant rural views.

Fitted carpet. radiator.

STONE BARN / ANNEXE

This provides additional accommodation to the main house and comprises an Entrance Hall/Boot Room with coat hooks and storage. There is a shower Room off.

The spacious Living Room/Dining Room has French doors and a window to the front aspect. There is a solid fuel wood stove, a radiator and a night storage heater. A small Kitchenette is access from from this room.

The mezzanine level, used mainly for storage, is accessed via a steep wood open tread staircase in the Entrance Hall.

BARN HOUSING PELLET BOILER

This barn houses the hopper for the wood pellets, as well as the controls for the heating system.

STONE BARN with STABLING and STORAGE

The barn has been usefully split in to stables with areas for storing tack, garden machinery and so on.

Outside

The property is approached directly from the council maintained roadway, along a short drive to a parking and turning space in from of the property. There is space for several vehicles.

The house looks over the garden area and paddock to the beautiful valley beyond, and there are intensely rural views in all directions.

Directly behind the house is a lovely, largely native woodland.

Land

The land extends to approximately X acres and is ideal for providing grazing to complement any smallholding activities.

Rights of Way

We are advised that there is a footpath that extends along the access road and through the property.

Local Area

This desirable country residence is located almost equidistant between the popular tourist towns of Llanidloes and Rhayader in beautiful mid Wales (6 and 7 miles respectively).

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 (17 miles), Builth Wells (19 miles) and Llanidloes (6 miles) respectively. It is the first town on the River Wye and is referred to as the Outdoors Capital of Wales.

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. The west Wales coast and university town of Aberystwyth is 28 miles distant. The nearest railway stations are at Caersws or Llandrindod Wells. Excellent road links are afforded by

the main north-south road A470, and the east-west A44.

LLANIDLOES is a 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, toy shop, cafes, restaurants, public houses and inns. Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes.

Services

Mains electricity. Private water and drainage. Council Tax Band 'G', Powys County Council.

Local Authority

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

Council Tax

We are advised that the property is in Council Tax Band "

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



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			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(23-34) E			
(12-22) F			
(1-11) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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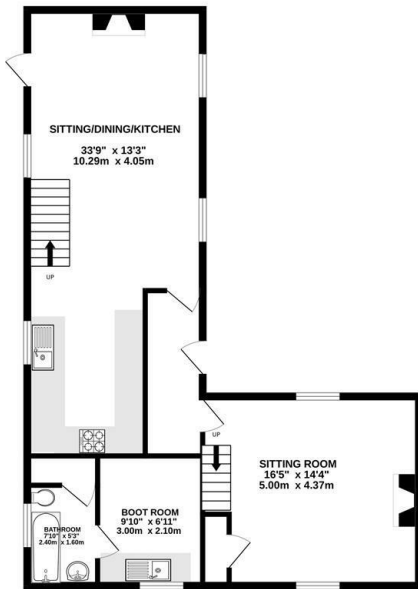
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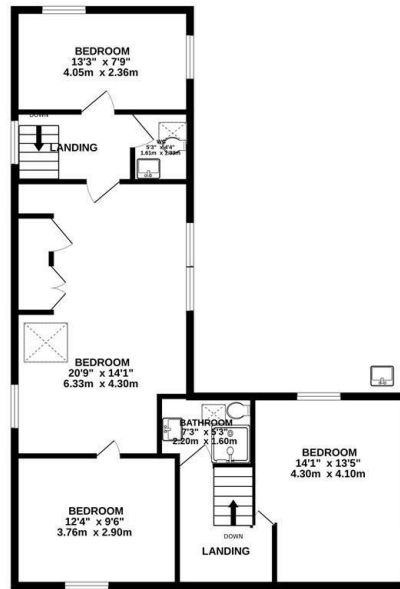
PMA Reference

DRAFT 0906925125

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 1615 sq.ft. (150.1 sq.m.) approx.
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