



## Gwarcae, Elan Valley, Nr Rhayader, Powys, LD6 5HD

A RARE OPPORTUNITY to acquire a stunning period freehold property located amidst the glorious surroundings of the Elan Valley in the renowned Cambrian Mountains of Mid Wales.

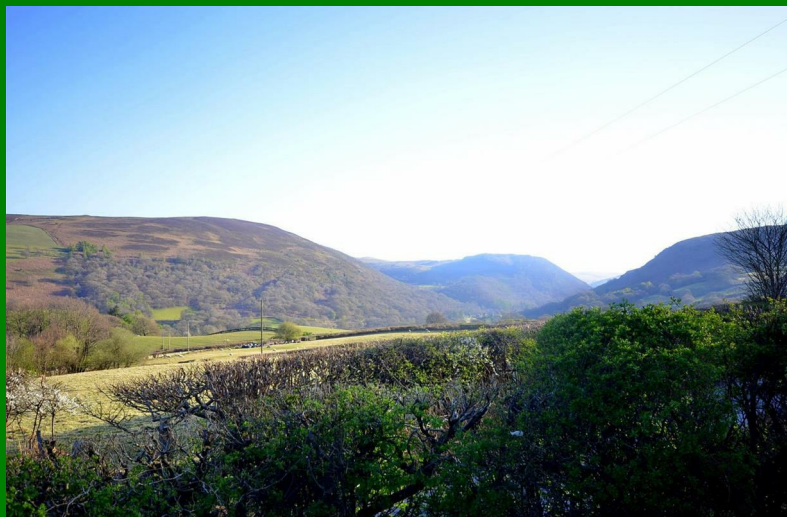
This exceptionally well presented THREE BEDROOM stone cottage occupies a slightly elevated, south facing position from where there are fabulous uninterrupted and far reaching views of the Upper Wye Valley and the Elan Valley. The property has the added benefit of enclosed pastureland extending to approximately 1.5 acres (tbv) and would be ideal for those seeking 'the good life' and those interested in smallholding opportunities. EPC Rating 'G'. UPVC Double Glazing.

Viewing is highly recommended to appreciate all that this property has to offer!

**£495,000 Asking price**  
**Freehold**

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





### Situation

The property is accessed off the B4518 road from Rhayader to the Elan Valley, along a council-maintained single track which leads to the property, and which continues on to a handful of other properties and farmsteads.

The location is accessible, yet secluded, and the house commands fabulous views from its idyllic hillside location. It faces south which allows the sun to fill the cottage rooms. The views extend along the Upper Wye Valley as it meanders south as well as up towards the Elan Valley in the west. The attractive Elan Village can be seen from several upstairs rooms.

Properties in this location rarely come on to the open market and an early viewing is highly recommended.

### ACCOMMODATION comprises:

#### Entrance Porch

Solid wood door. Window to front.

Coat hooks. Fitted carpet. Door to:

#### Open-plan Living Room / Dining Room

Delightful open-plan room with a wood burning stove set in an attractive exposed chimney breast at one end, and with an open firegrate with wood mantel surround at the other end.

The room has two sash windows to the front and two windows to the rear giving a lovely double aspect.

Understairs cupboard, fitted carpet and two radiators.

### Kitchen/Breakfast Room

Excellent range of kitchen base units and glass display wall cupboards, fitted worktops and tiled splashbacks over.

Inlaid single drainer sink, slot-in washing machine and dishwasher.

'Klover' wood pellet boiler with hot plate over. Additional electric cooker with double oven and ceramic hob. Wall mounted electric heater.

Sash window to front and window to side.

External door to front.

### FIRST FLOOR

A staircase with fitted carpet rises from the Living Room / Dining Room to the First Floor.

#### Landing

Window overlooking the rear garden with lovely window seat.

Built-in cupboard. Access-hatch to roof space. Fitted carpet. Wall-mounted electric heater.

Doors to:

#### Bedroom 1

Fabulous room open to the eaves. Exposed purlins.

Sash window to front and French doors to side with super views toward Caban Coch Dam.

Extensive fitted wardrobes with glass sliding doors.

Fitted carpet. Two radiators plus a wall mounted electric heater.

#### Bedroom 2

Sash window to front. Fitted carpet, Radiator.

#### Bedroom 3

Attractive cast iron fire surround (currently blanked off).

Sash window to front. Fitted carpet, Radiator.

### Family Bathroom

Spacious bathroom with pedestal wash hand basin, WC suite, bidet and bath having electric shower with glass shower screen over.

Part-tiled walls, fitted carpet, towel radiator.

Sash window to rear.

### Outside

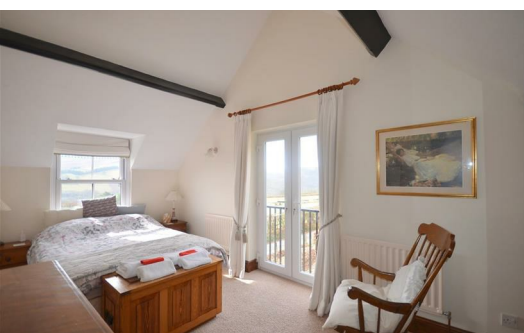
The front garden is accessed through a wicket gate that also gives access to the front door. The enclosed lawn has a mature hedged boundary. A well positioned slabbed area provides an ideal spot for al-fresco dining, morning coffees and sundowners, whilst taking in the beauty of the glorious mid Wales countryside. There is also an enclosed grassed area at the rear of the property.

A parking and turning area is located just off the single track road that brings you to the dwelling.. Beyond this parking area are the paddocks.

### OUTBUILDING

Adjacent to the main house is a very useful outbuilding, currently used for storing gardening equipment and





tools, and for housing the wood pellets required for the pellet boiler.

## LAND

A very useful paddock, and smaller enclosure, both laid to permanent pasture adjoin the property and provide grazing for all classes of livestock.

The land faces south, has some mature trees in it, and is accessed via a five bar gate.

The land extends to approximately 1.5 acres (tbc).

## Local Area

The property is located in the glorious scenery of the noted Elan Valley ([www.elanvalley.org.uk](http://www.elanvalley.org.uk)) with its wonderful lakes, reservoirs, dams, mountains and open hills, some 4 miles west of the market town of Rhayader, a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)). This area is a designated International Dark Sky Park. The area is famous for its spectacular dams and Victorian architecture as well as the most beautiful scenery of the Cambrian Mountains.

There is a very useful walking and cycling trail that leads from Rhayader to the Elan Valley.

The popular town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, pump track, 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 west Wales coast and university town of Aberystwyth is 30 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.

## Council Tax

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

## Local Authority

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

## Services

Mains electricity and water. Private drainage. Wood pellet boiler.

## Viewing Arrangements

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

## Anti-Money Laundering

We will require evidence of your ability to proceed with the purchase upon your offer being accepted by the vendor. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came in to force in June 2017). Appropriate examples include Passport and/or Photographic Driving Licence and a recent utility bill.

## Broadband Speed

To check the potential broadband speed please consult: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## Flood Risk (from NRW)

Flooding from rivers:  
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:  
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses  
VERY LOW RISK Risk less than 0.1% chance each year

## PMA Reference

0206925525



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>12</b>
(1-20) <b>G</b>		
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		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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