



The Old Smithy and Ty Gwenydd, Water Lane, Rhayader, Powys, LD6 5AN

NEW - EXCITING DEVELOPMENT OPPORTUNITY!

TWO BEDROOM COTTAGE with enclosed yard along with a detached STONE BUILDING retaining great character and having a substantial ENCLOSED Paddock. The site has an enviable location adjoining the lovely River Wye as it flows through well maintained riverside parkland in Rhayader and it has views of the Upper Wye Valley hills.

This is a rare opportunity to purchase a large plot of land in Rhayader and viewing is highly recommended to appreciate all that the site has to offer!

£250,000 Offers in the region of Freehold

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Ty Gwenydd

Accessed up some steps at the front of the property, the front door leads to the Hallway, off which there is a Lounge, having a mains gas fire and two windows. Two bedrooms are located to the rear of the property and overlook the rear enclosed yard. A further reception room opens in to a Kitchenette area having a sink unit with double cupboard under, and which leads to a dining room from where access to the rear enclosed yard is afforded.

The River Wye can be heard from the rear yard and can also be seen at certain times of the year. A pathway extends around the side of the property to the front.

The Old Smithy

For sale in the first time in over one hundred years is The Old Smithy, Water Lane, Rhayader – an historic part of Rhayader's history.

Believed to date from the 1890s this

majority stone-built building comprises a STABLE with first floor tollant over, the BLACKSMITH'S WORKSHOP containing the forge that held the fire ready for melting and shaping the metalwork, as well as the pencitice area, the OPEN FRONTED BARN where horses would have stood to be shod.

In addition a LARGE PADDOCK accompanies The Old Smithy, having mature trees along its boundaries, and offering superb views over the beautiful River Wye, the adjoining park land, St Bride's Church and stunning heather-clad hills of the Elan and Upper Wye Valleys.

There is a pathway (byway) alongside the paddock that gives access to the a ford in the River Wye and which has a small pebble beach.

Planning

The separate site with the detached stone building and large paddock offers a number of opportunities,

subject to gaining the necessary planning permissions from the local authority.

Powys County Council do offer a pre-planning application process whereby potential purchasers can discuss any proposals with the planning department before any formal application is submitted.

The property previously had planning permission for conversion to a two storey residential dwelling which lapsed in 2007.

Plans showing the approved room layouts at the time are available from the selling agents.

Location

From the Town Clock War Memorial in the centre of Rhayader take the B4518 West Street and continue for approximately 450 yards, and as after you have started going down an incline take the first turning on your left in to Water Lane.



Continue down the hill and The Old Smithy will be found at the bottom of the lane. Keep right at the fork to access the property.

Local Area

Rhayader is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley.

It is the first town on the River Wye and enjoys two well equipped riverside parks with play equipment as well as a bowling green, tennis courts/multi-use games area.

It has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and there is a 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 area is well known for its outdoors activities. Walking, birdwatching, hiking and cycling are all available locally.

Rhayader is home to the spectacular dams and reservoirs of the noted Elan and Claerwen Valleys (www.elanvalley.org.uk) with their wonderful lakes, reservoirs, dams, mountains and open hills which are about 3 miles to the west.

The Elan Valley's dark skies are designated as an International Dark Skies Reserve meaning that the entire 45,000 acres are protected against light pollution for the benefit of those who live and work here, in addition to the many visitors each year.

The status also provides sanctuary for the abundance of wildlife and nature which can be found by day or night.

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.

Viewing Arrangements

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

Local Authority

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

Services

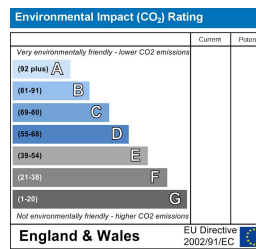
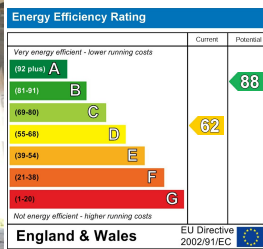
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Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every



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.

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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
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