



The Wye, South Street, Rhayader, Powys, LD6 5BL

NEW! Period TWO BEDROOM stone cottage having enclosed private south facing garden, along with a 10% share in the extensive gardens and grounds of the exclusive country house development where the property is located. The property lies just south of the renowned market town of Rhayader, the first town on the River Wye.

Refurbished to make the most of the traditional aspects of the property such as the exposed ceiling and wall timbers, exposed stonework and flagstone floors, this property has plenty of charm and provides a cosy home for prospective purchasers.

- * Open-plan Living/Dining Room * Side Entrance Lobby * Kitchen * Storage Room *
- * Two bedrooms * Bathroom * Part uPVC Double Glazing * Gas Central Heating * EPC Rating 'E'/EER 43 *

£215,000 Offers in the region of Freehold

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ACCOMMODATION comprises:

The Wye

The Wye cottage is a delightful two bedroom cottage retaining a wealth of charm and character with exposed wall and ceiling timbers and painted stonework throughout.

On the Ground Floor there is an attractive flagstone floor.

The open plan Living Room / Dining Room can be used as having distinct areas for relaxing in front of the wood burning stove and for dining / other uses. The rear entrance lobby provides access to a large Communal Courtyard.

To the other side of the cottage is a light, fitted Kitchen which also has access to the side garden of the property and to a separate room used by the current owners as a Store/Workshop.

The First Floor is accessed via a pine balustraded staircase, with half turn, that rises to a Galleried Landing with two Bedrooms and a Bathroom off.

Entrance

Fully glazed French entrance doors. Exposed painted stonework. Coat hooks.

Slate steps rise to the large open plan Living Room / Dining Room.

Open-plan Living Room / Dining Room

Living Area: Flagstone floor, wall lights and spotlights, window to side.

An attractive inglenook provides the perfect spot for the multi-fuel stove which is set on a slightly raised plinth.

Dining Area: Exposed stonework, flagstone floor, wall lights and spotlights.

Window to side.

Kitchen / Breakfast Room

Range of matching base units with worktops and tiled splashbacks over and having an inlaid 1.5 bowl sink with single drainer and mixer tap.

Built-under electric oven with grill having ceramic hob and stainless steel cooker hood over.

Slot-in washing machine and space for other white goods.

Extractor fan. Spotlights. Ceiling lightwell. Tile effect vinyl floor.

Two windows to side and external door giving access to the side garden.

Store/Workshop

Accessed externally via a fully glazed door at the side of the property, this room is currently used by the vendor as a Store/Workshop. It has been used by previous occupiers as an office.

Painted stonework, oak worktop with built-in storage below.

Two velux roof windows. Pendant lights. Fitted carpets

FIRST FLOOR

Galleried Landing

Fitted carpet. Super large picture velux roof window with views over surrounding countryside.

Doors to:



Bedroom 1

Exposed timbers and painted stonework.

Built-in storage.

Fitted carpet. Recessed lighting.

Window to side.

Bedroom 2

Exposed timbers. Painted stonework.
Radiator.

Fitted carpet. Recessed lighting. Fitted carpet.

Half glazed door to a Balcony with cast iron railings and steps leading down to the enclosed Communal Courtyard.

Bathroom

WC suite, pedestal wash hand basin with mixer tap, glass shelf and mirrored cabinet (with integral light) over.

Panelled bath with mixer tap and electric shower heater over having folding glass shower screen.

Majority tiled walls. Tiled floor. Heated towel rail.

Outside

The property is approached off a single track lane through a wooden five bar gate to a large communal parking and turning area in front of the property.

The gardens are located to the front and side of the property and are laid mainly to lawn with flower beds and borders. A gravelled pathway leads to the front door and around to the side of the property from where the Store/Workshop and Kitchen are accessed.

A built-in Storage Cupboard is located to the right hand side of the front door.

The garden is enclosed by a wicket fence and close boarded fence.

Services

Mains electricity, gas, water and drainage.

Local Area

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 (11 miles), Builth Wells (13 miles) and Llanidloes (14 miles) respectively.

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 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, gas, water and drainage.

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 A.

Viewing Arrangements

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



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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Important Notice

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