



The Old Smithy, Water Lane, Rhayader, Powys, LD6 5AN

Historic detached PERIOD STONE PROPERTY retaining great charm and character and having a substantial ENCLOSED PADDOCK. The site has an enviable location with views of the Elan Valley and Upper Wye Valley hills, and it overlooks the lovely River Wye as it flows through well maintained riverside parkland.

Full planning consent for the conversion to a two bedroom dwelling lapsed in 2007 but copies of the plans and related information are available to interested parties from Clare Evans & Co.

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!

£229,000 Offers in the region of Freehold

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Background

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 penctice 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 site offers potential for a number of commercial or residential activities, 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 their plans 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

TBC.

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, 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.

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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| 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 | |



The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice.

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

PMA Reference

3106925822

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



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