



SAMUEL WOOD



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Hawks Rise, Abbeycwmhir, Llandrindod Wells, Powys, LD1 6PW

Offers In The Region Of £850,000



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Llandrindod Wells, Powys, LD1 6PW



- Main House, 3 Bedrooms, 3 Receptions
- Stunning Views of Open Countryside
- Detached One Bedroom Chalet
- Large Gardens, Grounds Extending to 0.82 Acres
- EPC Rating D
- Impeccably Presented
- Built to Exceptionally High Specification
- Building Plot (with Planning)
- Ample Parking

An exceptional chance awaits to acquire a property featuring a brand-new, detached three/four-bedroom home, additionally, a separate one-bedroom timber-clad chalet with approved planning permission for an additional unit. Sitting amidst the serene landscapes of Llandrindod Wells, Powys, Hawks Rise invites you to embrace countryside living at its finest. This picturesque property offers an idyllic blend of modern comfort and rural charm, providing a sanctuary away from the hustle and bustle of city life.

Situated in the quaint village of Abbeycwmhir, Hawks Rise boasts breath-taking views of rolling hills and verdant valleys. This peaceful haven provides the perfect backdrop for a tranquil lifestyle, where you can unwind and reconnect with nature. This opportunity promises both tranquility and potential.

Hawks Rise stands as a testament to meticulous craftsmanship, constructed by its current owners with a keen eye for quality and sustainability. Embracing the beauty of local materials, this residence boasts a façade adorned in durable Larch, complemented by Argon Gas windows and premium fixtures throughout, including elegant oak doors.

Stepping through the twin oak beamed porch, adorned with Indian stone tiles, one is greeted by a sprawling open-plan layout that seamlessly blends functionality with sophistication. The heart of the home, a generously proportioned L-shaped family/day room, showcases a "Milton" framed kitchen in Partridge grey, complete with Caesar-Stone quartz worktops and under unit lighting. A double Belfast sink with Chrome taps, ample space for a range style oven, and a large island featuring a "Bianco" antique quartz worktop further enhance the culinary experience.

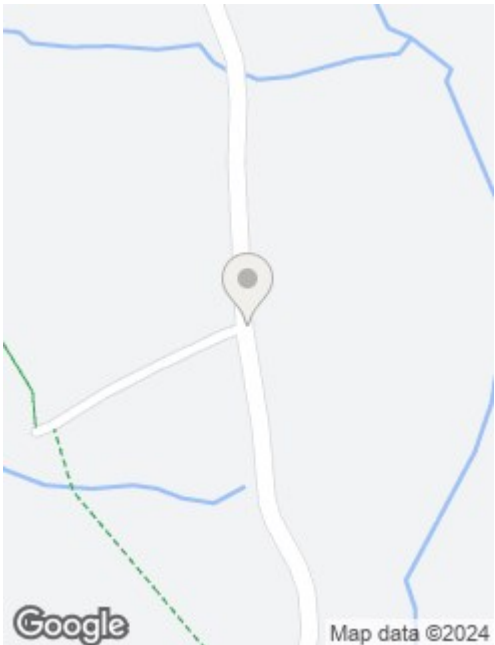
Adjacent to the kitchen lies a well-appointed bar area, equipped with essential utilities and sliding doors leading to the deck, while the neutral-toned non-slip tiling underfoot ensures safety and style throughout the space. Off this central area, a cozy snug/living room awaits, featuring double Oak glazed doors and a striking freestanding charcoal grey multi-fuel burner atop a Welsh slate base, perfect for unwinding on chilly evenings.

The ground floor is thoughtfully equipped with underfloor heating for added comfort. Two double bedrooms, one providing access to a modern wetroom, offer versatility and convenience. Ascending the stairs, one discovers a luxurious first floor adorned with aviator style wood and steel fans, a large multi-fuel stove sitting within a Welsh Oak inglenook fireplace, and sliding doors leading to a Garden room with tiled flooring and captivating views.

The main bathroom, accessible via a dual locking system, exudes elegance with a central double-ended bath, separate shower featuring LED lighting, and Tulip twin basins. The spacious main bedroom boasts an attached dressing room, nursery, or home office, with a Juliette Balcony offering picturesque vistas of the orchard and surrounding hills. In essence, Hawks Rise embodies a harmonious blend of comfort, style, and functionality, inviting its residents to indulge in refined country living.







Directions

Satellite Navigation to the postcode: - LDI 6PW. Located in the heart of Wales near Glyndwr's Way, the property is close to the historic village of Abbeycwmhir, named after the Cistercian monastery built in 1143 and its Abbey ruins. The village offers amenities such as a public house, village hall, and church, with additional facilities like a local shop and primary school located just 4 miles away in Crossgate. Surrounded by breathtaking countryside and abundant wildlife including Red Kites, Woodpeckers, Hawks, and Deer, it's a haven for nature enthusiasts. For more extensive amenities, the spa town of Llandrindod Wells is 6 miles away, Rhayder with the Elan Valley is 11 miles away, and Newtown is 17 miles away, reachable within 20 minutes by car.

Formerly a forestry office, Cwmysgawen Lodge has been beautifully renovated into a cozy one-bedroom property. Its open-plan living area includes a kitchen and French doors opening to a garden with a BBQ area. There's also a 20 amp power supply, ideal for a hot tub. Modern storage heaters and space for a multi-fuel stove add warmth and comfort. The property boasts a ground-mounted Solar Panel System serving both the Lodge and adjacent building plot. Set on sprawling grounds of approximately 3/4 of an acre, it features a spacious driveway, patio areas, lawns, a pond, and diverse trees and plants. A detached garage with space for six vehicles, utilities, and drainage is accessed through a gated driveway. The landscaped gardens include ornamental trees, a deck area named Hawks Rise, a greenhouse, and private steps leading to forest trails and streams. Adjacent to the garage is a wildlife pond, enhancing the property's natural charm.

Agents Note - Planning permission has been granted for Plot Two, to accommodate a two-storey holiday rental unit, mirroring the footprint of Hawks Rise.

Services: We understand that the property has gas-fired central heating, mains electricity, mains water and drainage.

Broadband Speed: Ultrafast 1000 Mbps
 Flood Risk: Very Low
 Tenure: We understand the tenure is Freehold.

Local Authority:
 Powys County Council.
 Powys County Hall.
 Spa Road East,
 Llandrindod Wells,
 LDI 5LG.

Tel: 01597 827460 (General Enquiries).

Council Tax Band - Main House: - F Lodge: - B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

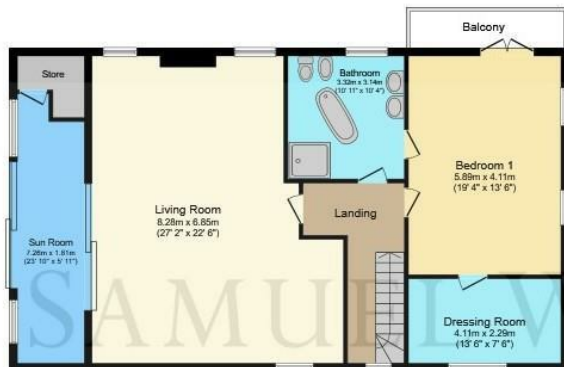
To appreciate the unique charm and character of Hawks Rise, we highly recommend arranging a viewing. Call: 01588 672728, or Email: cravenams@samuelwood.co.uk



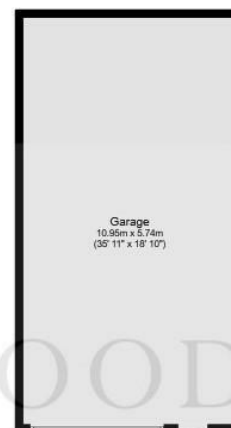




Ground Floor



First Floor



Garage



One Bedroom Lodge

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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