



 SAMUEL WOOD



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Glanrhyd, Llanidloes Road, Newtown, SY16 4HZ
Offers In The Region Of £735,000



Glanrhyd, Llanidloes Road

Newtown, SY16 4HZ



- Sympathetically Converted Barn
- Accommodation Over Three Floors
- Near Town Centre
- Private Setting, No Through Road
- Garden Room, Terrace and Landscaped Gardens
- Excellent Layout, 4 Bedrooms
- Picturesque, Tranquil Riverside Location
- Garage and Extensive Off-Road Parking
- Beautifully Presented Throughout
- Fantastic River and Countryside Views

Glanrhyd is a charming residential property located on Llanidloes Road, on the edge of the lively market town of Newtown, Wales. Sitting amidst the serene Welsh countryside, this address offers a tranquil and idyllic living experience, complete with fishing rights on the River Severn which runs directly past the property.

The property itself is a testament to classic Welsh architecture, sympathetically converted that effortlessly blends with the natural beauty of the surroundings. Glanrhyd is a charming family home that exudes warmth and character from the moment you approach it. Offering a comfortable living environment occupying a picturesque location with far reaching views, the property has an excellent layout and a superb flow of rooms set over three floors.

After your approach to the property along a tree lined, private driveway, you will step inside Glanrhyd galleried hall, to be greeted by a welcoming atmosphere with thoughtfully designed interior, with an emphasis on comfort and functionality. Wooden beams on the ceilings, stone fireplace, and hardwood floors provide a rustic charm that's both timeless and inviting. The living spaces are generously sized, offering plenty of room for relaxation and family gatherings. The kitchen is a focal point of the home, equipped with modern appliances and ample counter space, making the most of the beautiful views over the river and surrounding countryside. From here, you can access the dining room, creating a delightful spot for enjoying meals or entertaining in an elegant reception room.

Upstairs, the bedrooms are well-appointed and offer a peaceful retreat. The bright and airy master bedroom has a large walk-through wardrobe and an en-suite bathroom for added convenience, the further three bedrooms share access to the large family bathroom with a corner bath and power shower. A versatile lower ground floor space could serve as a large home office or games room, the garden room adjoining the kitchen offers ample space for entertaining, or to enjoy the spectacular views and provides access to the rear terrace, patio and garden.

Outside, Glanrhyd's garden is a serene oasis where you can unwind, garden, or simply enjoy the outdoors. It provides a peaceful escape from the hustle and bustle of daily life, with mature trees and well-maintained landscaping with riverside and countryside views. An extensive range of amenities can be found in nearby Newtown, to include a good selection of local shops, supermarkets, schools and essential services. The town itself offers a welcoming community and a range of activities for residents to enjoy.







Directions

From Newtown Town centre, head west on New Road and continue onto Llanidloes Road. Stay on this road for 1.6 miles towards the A489. Take the right turn before the roundabout and follow the road to the end, Glanrhyd will be on your left hand side.

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

Broadband Speed: Basic 5 Mbps, 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,
LD1 5LG.

Tel: 01597 827460 (General Enquiries).

Council Tax Band: H

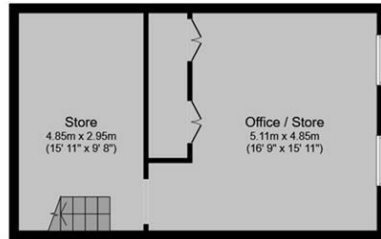
EPC Rating: D

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

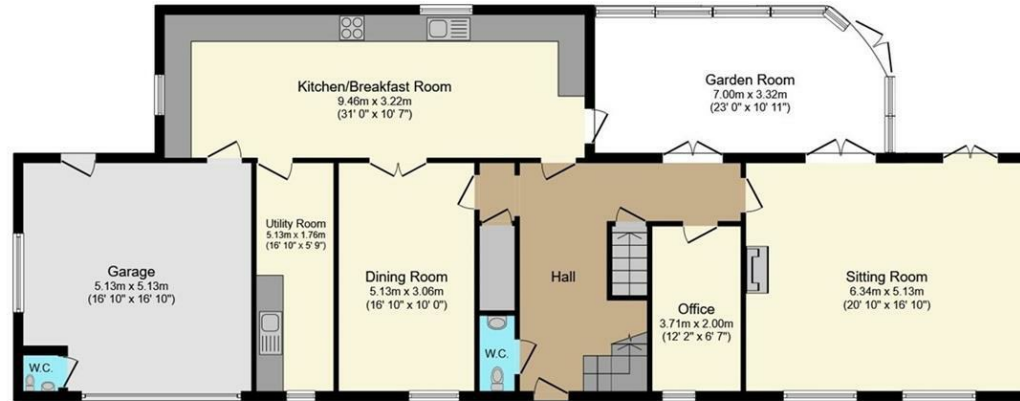
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



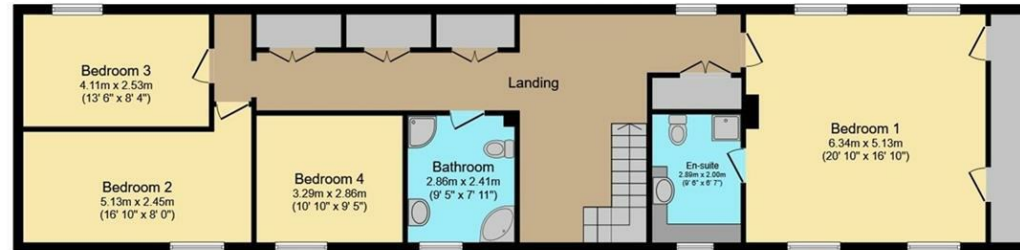




Lower Ground Floor



Ground Floor



First Floor

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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