



Greenlands East Street, Rhayader, LD6 5DR

Offers in the region of £329,950



Holters
Local Agent, National Exposure

Greenlands East Street, Rhayader, LD6 5DR

A substantial stone built home, which has been partly redecorated throughout, with plenty of character, generous accommodation, a large garden and an extremely useful outbuilding..... all within the popular market town of Rhayader!

- Substantial Stone Built Property
- Large Kitchen/Dining Room
- Generous Garden
- Convenient Town Location | EPC TBC
- Three Bedrooms
- Impressive Conservatory
- Off Road Parking with Gated Access
- Two Reception Rooms
- Large Attic Space with Fitted Stair
- Excellent Range of Outbuildings

The Property

Greenlands is a substantial stone built property which offers far more than you may first expect! From the attractive stone frontage with its two bay windows to the generous garden and range of outbuildings at the rear, there is a great amount of space on offer both inside and out.

As you enter the house you step into a long entrance hall with the staircase directly in front of you and access to the two main reception rooms. Both rooms are a really good size and each benefits from a bay window to the front which allows plenty of natural light into the house. One of the reception rooms has a feature fireplace whilst the second has a wood burning stove with a timber mantle above, giving the room a lovely cosy feel.

Continue along the hall and you reach what is probably the heart of the house, the impressive kitchen/dining room. At over twenty two feet in length this is a great family space with plenty of room for a large dining table. The kitchen itself is fitted with a range of wall and base units with timber worktops and a Belfast style sink positioned beneath the window overlooking the garden. Exposed ceiling beams add some character to the room and there is also a useful pantry.

Double doors from the kitchen/dining room open into the conservatory, another useful reception space which also gives access outside. A separate WC completes the ground floor accommodation.

The first floor offers three bedrooms. The main bedroom is particularly impressive, measuring approximately 18'8 x 12' at its maximum points and with exposed beams and a vaulted ceiling giving the room plenty of character and also has the benefit of an en-suite shower room. The second bedroom is also a good sized double, whilst the third is a generous square room. The first floor also offers the main bathroom

A further staircase leads to the second floor and a large attic space which extends to approximately twenty seven feet in length. A really useful additional space and another example of just how much accommodation Greenlands has to offer.

With approximately 2,157 sq ft of accommodation, two large reception rooms, a superb kitchen/dining room, three bedrooms and the additional attic space, this is certainly a substantial home with plenty of flexibility.

Outside

The property has an attractive stone

frontage with decorative iron railings and a pedestrian gate opening to the front entrance.

To the rear is where Greenlands offers another real surprise. The garden is a particularly generous area, rising away from the house to a large lawn with mature hedging and trees around the boundaries. Its elevated position also gives some lovely views back across the property and towards the surrounding countryside.

At the lower level is a paved area around the rear of the house together with an excellent range of traditional outbuildings. Extending to approximately 559 sq ft in total, these provide a huge amount of useful storage and include two ground floor sheds with a further first floor area. Whether you need space for hobbies, a workshop or simply plenty of storage, they are a real asset to the property.

A substantial and individual home with character, space and an unusually generous garden..... Greenlands really does need to be viewed to appreciate everything it has to offer!

The Location

Rhayader is the first town on the River Wye and said to be the oldest in Mid Wales. Home to amazing dams and reservoirs of Elan and Claerwen



valley, trails and bridleways, this makes this town fantastic for the whole family to enjoy many outdoor activities and a great place to show off to any visiting family or friends. Walkers and cyclist alike will flock to the area which has so much outdoors to offer including being home to some of Britain's rarest wildlife, so the budding birdwatcher could happily come and see its many wild birds and other animals. Accommodation would not be an issue either. Rhayader offers an array of hotels, bed and breakfasts and campsite to allow for all budgets and to accommodate the large about of visitors this town has all year around. If the outdoors and active life are not so much your thing, then just across the River Wye in nearby Nantmel you will find the Living Willow Theatre. A one of a kind open-air theatre constructed of living willow trees, perfect for the thespian friend to visit! Or perhaps you are more of a wine or beer connoisseur? With the highest concentration of drinking establishments per capita in the UK, you will also be very well catered for!

When it comes to other amenities, the town itself includes a primary school, medical centre, many cafes, restaurants, bars and pubs as well as clothes shops, antiques centres, butchers, bike shop, a museum and gallery, a leisure centre, tea rooms and so much more! To explore all these wonderful places it would be best to take to the town by foot taking time to discover the vast variety of crafts people, shops and tourists attractions this town has to offer. Rhayader is 11 miles from the spa town of Llandrindod Wells, 13 miles from Builth Wells and 34 miles from the seaside, university town of Aberystwyth.

Nearest Towns

- Elan Valley - 3.5 miles
- Llandrindod Wells - 11 miles
- Builth Wells - 14 miles
- Newtown - 29 miles

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

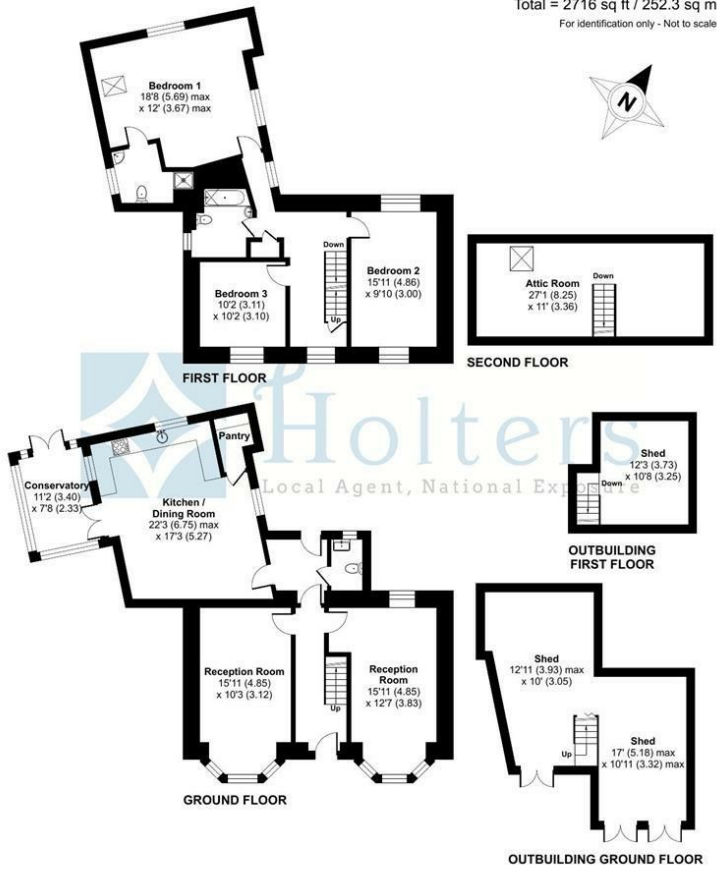
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Greenlands, East Street, Rhayader, LD6

Approximate Area = 2157 sq ft / 200.4 sq m
Outbuildings = 559 sq ft / 51.9 sq m
Total = 2716 sq ft / 252.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Holters Estate Agents. REF: 1502018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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

