



Kite House, Clun Cwrt, Pant-Y-Dwr, Nr Rhayader, Powys, LD6 5LW

UNDER OFFER. Delightful four bedroom detached property, architecturally designed and sympathetically constructed in the style of a traditional Welsh longhouse, with a detached double open-fronted garage and workshop space. The property is southfacing and is located in the centre of spacious gardens and has super rural views over the village and surrounding countryside. Double glazing and solid wood floors throughout. EPC Rating 'D' (65).

GROUND FLOOR: Entrance Hall * Kitchen/Breakfast Room * Dining Room * Lounge * Utility Room *
Additional Reception Room /Bedroom 4 * Shower Room *

FIRST FLOOR: Landing * Three Bedrooms * Bathroom *

Price £300,000
Freehold

Rhayader Sales

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ACCOMMODATION comprises

Kite House is a delightful dwelling thoughtfully designed to follow the traditional Welsh longhouse design and to accord with high energy efficiency standards. It has been sympathetically decorated and is finished with cast iron suffolk latch fittings to doors and wooden floors throughout.

Entrance Hall

Wooden entrance door. Radiator.

Kitchen / Breakfast Room

20'11" x 14'9"

Kitchen Area

Bespoke solid wood kitchen comprising extensive base units with solid wood worktops over and incorporating an integrated electric oven with grill, inlaid electric ceramic hob, inlaid 1.5 bowl single drainer sink with mixer tap and integrated fridge.

Matching wall units with under cupboard lighting. Matching kitchen island with drawers and cupboards under having a solid wood worktop.

Oil fired Stanley stove providing two ovens and with two hot plates over. The stove also services the domestic hot water and central heating systems.

Two arrow-slit windows to rear. Spotlights and wall light. Door with glazed panel to side.

Breakfast Room Area

Two windows overlooking the front garden. Pendant light.

Dining Room

13'5" x 8'5"

French doors give access to the front garden and has super views of the garden. Radiator. Wall light.

Lounge

15'5" min x 13'5"

Cast iron wood burning stove set on a painted stone hearth in a delightful feature inglenook fireplace. Radiator. Two windows to front.

Utility Room

15'3" x 7'1"

Space and plumbing for washing machine, tumble drier and other white goods. Coat hooks; wall lights. Two arrow-slit windows to rear.

Inner Lobby

Wall light; radiator; arrow-slit window to rear. Understairs cupboard.

Additional Reception Room / Bedroom 4

16'0" x 10'0"

Window to front and window to side give lovely double aspect and provide views of surrounding countryside. Wall light. Radiator.

Shower Room

Low level wc suite and pedestal wash hand basin with tiled splashback both set in to wood surround with in-built cupboard. Large, fully tiled and enclosed shower cubicle with rainwater head. Wall light; radiator. Arrow-slit windows to side and rear.

A door to the side of the fireplace in the Lounge gives access to the

Stairwell

Solid wood staircase with wrought iron handrail and balustrade, arrow-slit window to front and roof window, rises to the First Floor.

FIRST FLOOR



Landing

Extensive built-in wardrobes with hanging rails and shelving and also having Airing Cupboard with factory insulated hot water cylinder and batten shelving. Access hatch to roof space. Doors to southfacing bedrooms and bathroom.

Bedroom 1

19'1" x 14'9"
(Part sloping ceilings) Arrow-slit window to side and two roof windows to front with super views of surrounding countryside. Radiator.

Bedroom 2

19'1" x 9'10"
(Part sloping ceilings) Arrow-slit window to side and large roof window to front with views over the village and to the hills beyond. Wall light; radiator.

Bedroom 3

15'3" x 9'7"
Large roof window with rural views. Wall light; radiator.

Bathroom

Low level wc suite, pedestal wash hand basin with mirror and wall light over; pine panelled bath. Roof window with fitted blinds and providing views over the local village and countryside beyond.

Outside

The property is accessed along a short hardcore driveway from the council maintained roadway. Entrance is through a wood gate which leads to an extensive parking and turning area at the rear of the property where there is also a Detached Double Garage with Workshop to the side.

The extensive gardens surround the property and are mainly laid to lawn with some mature and specimen trees as well as a productive vegetable garden with raised beds. The majority of the boundaries are bordered by laurel or mixed field hedging.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Services

Mains electricity, water (metered) and drainage.

Council Tax

We are advised that the property is in Band F.

Viewing Arrangements

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

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. All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman

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PMA Reference

3106925717



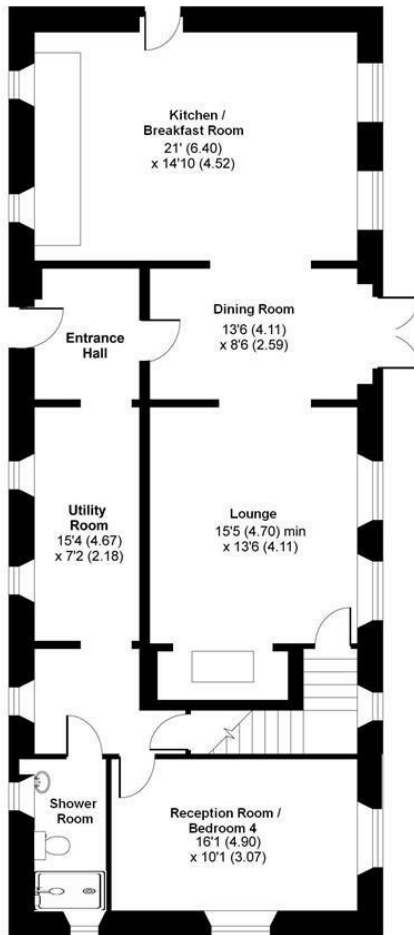
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

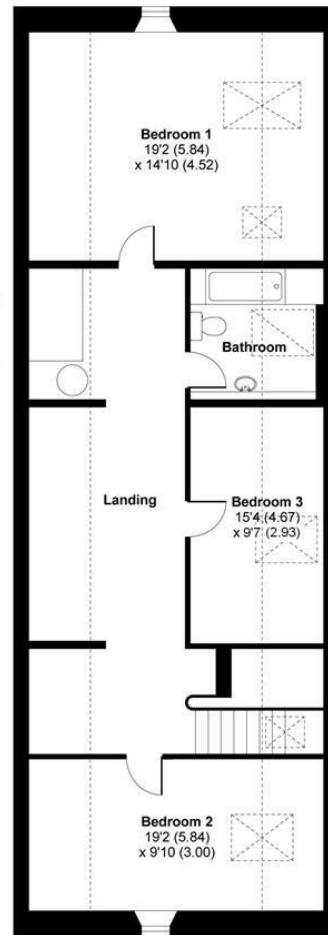


Kite House Pantydw

APPROX. GROSS INTERNAL FLOOR AREA 1834 SQFT / 170.3 SQM



GROUND FLOOR



FIRST FLOOR



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