



## Upper Mill, (Formerly Gwinllyn Mill) Cwmdauddwr, Rhayader, Powys, LD6 5EY

NEW! Attractive detached country residence of character delightfully situated in the heart of Wales just 1 mile west of the market town of Rhayader in the upper Wye Valley. Built of stone, and formerly a miller's house and kiln house for drying oats, the dwelling has been sympathetically renovated to a high standard and this, together with the beautiful landscaped grounds, gardens and adjoining stream, make it ideal, the like of which seldom comes on the market. Little remains of the original timber mill except two millstones in the garden wall.

- \* Entrance Hall \* Lounge \* Oak Framed Garden Room \* Kitchen/Dining Room \* Snug \* Utility Room \*
- \* Two Separate WCs \* Four Bedrooms (the Snug could give a ground floor fifth Bedroom \* Snug \*
- \* Study / Bedroom 6 \* Two Bathrooms \* Cloakroom \* Elevated Patio \* Workshop \*
- \* Two Garden Sheds \* EPC rating 'tbc' \*

**£495,000 Price**  
**Freehold**

Rhayader Sales  
4 North Street, Rhayader  
Powys, LD6 5BU  
T: 01597 810457  
E: [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)





## ACCOMMODATION comprises:

### Entrance Hall

Half-glazed solid oak entrance door and side panel. Tiled floor. Access-hatch to roof space which is partly floored.

### WC

Wc suite, wall hung wash hand basin, quarry tiled floor. Window to front.

### Cloakroom

Shelving, hanging rail, tiled floor.

### Inner Hallway

Attractive stained glass inner door. Tiled floor. Window to rear.

Solid wood external door opens on to an elevated patio area with steps down to the parking area at the rear of the house.

### Upper Lounge

Open fireplace set on a stone tiled hearth, fitted carpet, two windows to front.

French doors open in to the oak framed Garden Room.

### Garden Room

Exposed oak timbers, solid wood flooring and glazing to three elevations providing delightful views of the attractive gardens. French doors lead to the garden.

### Bedroom 1

Exposed beam, built-in wardrobes, fitted carpet. Window to rear.

### Study / Bedroom 5

Exposed beam, fitted carpet, window to side.

### Bathroom

Panelled bath with hand shower attachment and tiled surround; dual flush wc suite; bidet; pedestal wash hand basin. Fully tiled and enclosed shower cubicle with thermostatic shower and extractor fan.

Solid chestnut floor. Window to front.

### Landing

From the Upper Lounge a door leads to the Galleried Landing having exposed beams and painted stonework.

A large window over the balustraded oak staircase provides lovely views over the garden.

Access-hatch to roof space, partly floored.

### Bedroom 2

Exposed beam, fitted carpet, window to rear.

### Bedroom 3

Exposed beam, fitted carpet, window to side.

### Bedroom 4

Exposed beam, fitted carpet, window to side.

### Shower Room

Walk-in shower with thermostatic shower and extractor fan over. Wc suite and wash hand basin with tiled splashback and cupboards below.

Exposed beam, recessed lighting, towel radiator, tiled floor.

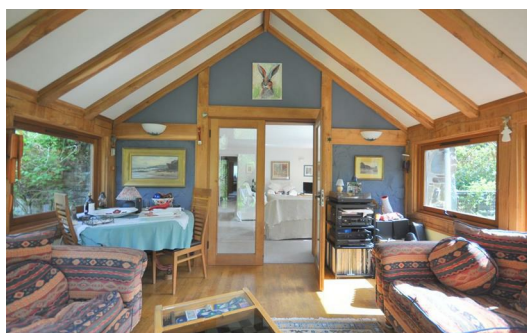
Window to side.

### Kitchen / Dining Room

From the Galleried landing a solid oak staircase descends to the Kitchen/Dining Room with exposed beams and joists. An attractive stone inglenook fireplace with oak lintel is fitted with a multi fuel burning stove.

There is a good range of kitchen units with corian worktops over and 1.5 bowl inlaid sink, eye-level double oven and ceramic hob with extractor fan over.





There is a window to the rear with a further window and external door to the side.

### Utility Room

Excellent storage and having space and plumbing for washing machine and tumble drier.

Laminate floor. Window to rear.

### Inner Lobby

Coat hooks and storage. Doors to:

### WC

WC suite and wash hand basin with cupboard under.

Oil fired boiler. Extractor fan. Laminate floor.

### Snug / Bedroom 5 / Playroom

French door with side panels provide access to the gravelled rear parking area and gardens.

Fitted carpet. Window to side.

### Outside

There are delightful landscaped gardens at the property comprising a large lawned area with established hedged boundaries, a prominent, mature oak tree, fruit trees, flowering shrubs and herbaceous plants.

A wood garden shed and recently erected

metal shed provide excellent garden storage.

Steps from the lawn lead to a lower, large gravelled area providing excellent enclosed parking. Parking with a bespoke wrought iron gate is available near to the Kitchen door.

### Workshop

A very useful workshop with concrete floor, shelving and light and power connected is located across the paved parking area near to the Kitchen door. The solar panel inverter is located here.

### Services

Mains electricity and water. Private drainage with a Biorock Sewage system installed in 2019. Oil fired central heating which was installed in 2021. 15 PV solar panels also installed in 2021.

### Local Area

Rhayader is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) situated in the beautiful upper Wye Valley. The popular town has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and 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 noted Elan Valley ([www.elanvalley.org.uk](http://www.elanvalley.org.uk)) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west with 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.

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk)

### Council Tax

We are advised that the property is in Council Tax Band G.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 [sales@clareevansandco.co.uk](mailto:sales@clareevansandco.co.uk)

### Important Notice

These particulars are offered on the understanding that all negotiations are





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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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

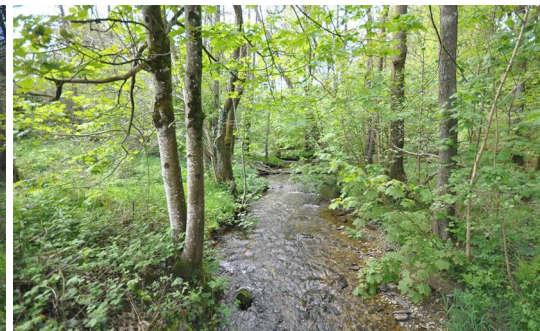
such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

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

Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

**PMA Reference**  
DRAFT 1206925523

# FLOORPLAN AWAITED



**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.