



## Stores Farm, Pant-Y-Dwr, Rhayader, Powys, LD6 5LW

Immaculately presented period detached FIVE BEDROOM (three bathroom) property providing stunning family accommodation on the rural fringes of a pleasant village in the heart of the Cambrian Mountains

There is a large enclosed area in front of the property and extensive gardens to the rear from where the fabulous scenery of the local area can be enjoyed. Viewing is highly recommended!

- \* Reception Hall \* Ground Floor WC \* Lounge \* Open-Plan Kitchen / Dining Room \* Conservatory \*
- \* Utility/Laundry Room \* Galleried Landing \* Five Double Bedrooms (one ensuite) \* Bathroom \*
- \* Shower Room \* EPC Rating 'tbc' \*

## £375,000 Offers in the region of Freehold

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## ACCOMMODATION Comprises:

### Reception Hall

Attractive UPVC entrance door and glazed side panels. Ceramic tiled floor. Radiator. Exposed beam. Storage space under staircase.

### Ground Floor WC

Wall hung wash hand basin with mixer tap. Dual flush WC suite. Ceramic tiled floor. Radiator behind cover. Obscure window to rear.

### Lounge

Woodburning stove set on a slate hearth. Exposed beam. Floorboard-effect laminate floor. Two radiators.

Wall and ceiling lights. Two sash windows to front and window to rear.

### Kitchen/Dining Room

Ceramic tiled floor throughout.

### Kitchen area:

Matching base and wall units with worktops and tiled splashbacks and including a breakfast bar arrangement. Inlaid 1.5 bowl sink with mixer tap. Slot-in dishwasher.

Exposed beam. Radiator. Two sash windows to front.

### Dining area:

Lovely spacious area suitable for dining and a snug area. Radiator. Door to Utility/Laundry Room.

### Utility/Laundry Room

Worktop with single drainer inlaid sink with mixer top, cupboards under and tiled splashbacks over.

Space and plumbing for washing machine and tumble drier. Vinyl floor. Window to rear.

From the Dining area, French doors open in to a lovely Conservatory.

### Conservatory

Hexagonal shaped with glazing to all sides, set on a dwarf brick wall. Glazed roof. Tiled floor. Wall lights. French doors give access to the rear garden.

### FIRST FLOOR

From the Reception Hall, a balustraded staircase with fitted carpet rises to the First Floor.

### Galleried Landing

Landing space suitable for study/crafting/home office with sash window to front access-hatch to roof space. Picture rail. Fitted carpet. Radiator. Recessed lighting.

All bedroom and bathroom doors have attractive stained glass fanlights over.

### Bedroom 1 (ensuite)

Picture rail. Built-in wardrobe with hanging rail & shelving. Fitted carpet. Radiator. Sash window to front.

### Ensuite Shower Room

Vanity unit with mirror over; dual flush WC suite; corner shower cubicle with thermostatic shower and glass doors. Recessed lighting. Extractor fan. Towel radiator. Vinyl floor.

### Bedroom 2

Picture rail. Fitted carpet. Radiator. Sash window to front.

### Bedroom 3

Picture rail. Fitted carpet. Radiator. Window to rear.

### Bedroom 4

Picture rail. Fitted carpet. Radiator. Window to rear.

### Bedroom 5

Picture rail, floorboard-effect laminate floor. Radiator. Window to rear. (Currently used as a second reception room/snug).

### Bathroom

Wash hand basin with fitted cupboards



below. WC suite. Panelled bath with thermostatic shower, tiled surround and glass shower screen. PVC-panelled walls. Radiator. Tiled floor. Window to rear.

### Shower Room

WC suite. Pedestal wash hand basin. Corner shower cubicle with electric shower heater and glass door. Extractor fan. Radiator. Tile-effect vinyl floor. Majority tiled walls.

### Outside

The property is accessed along a shared driveway to a large enclosed front area providing a useful parking and turning area suitable for several vehicles. A wood shed and open-fronted log store is also located here. Access to the rear gardens is afforded by the side of the property.

The rear gardens is extensive, and rises to a relatively flat area of ground at its most northern end, where there are delightful views of the stunning Mid Wales countryside. Closer to the rear of the property - and ideal for al-fresco dining - is a large level paved area. A lean to building that runs along part of the rear of the property houses the biomass boiler and provides an excellent storage area.

### Local Area

Pantydwr is a quiet rural village and offers

splendid scenery, walks and public house. It has a newly built village hall hosting several weekly activities and village public house.

The village is located around 5 miles from the town of Rhayader and 7 miles from Llanidloes.

Rhayader ([www.rhayader.co.uk](http://www.rhayader.co.uk)) is a popular tourist and market town situated in the beautiful upper Wye Valley. Rhayader is a friendly market town ([www.rhayader.co.uk](http://www.rhayader.co.uk)) situated in the beautiful upper Wye Valley and 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.

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.

### Services

Mains electricity, water and drainage. Biomass central heating.

### 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 F.

### 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 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 and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(13-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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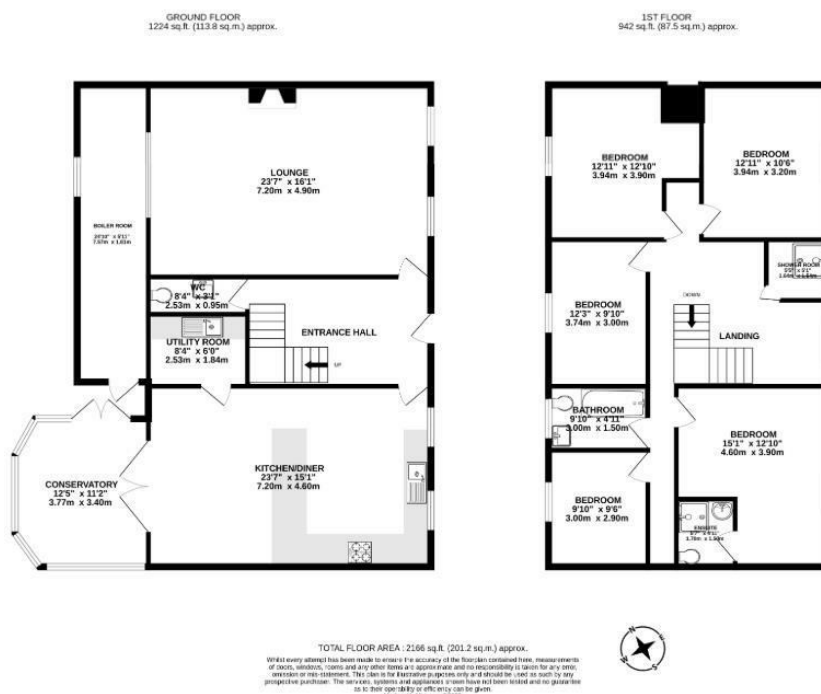
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## DCMMA Reference

DRAFT 0806925825

## The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme



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