



Swallows Yard, Clun Cwrt, Pant-Y-Dwr, Rhayader, LD6 5LW

Offers in the region of £385,000



Holters
Local Agent, National Exposure

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A modern country home based on a traditional Welsh long house. Built in 2011, using natural materials and with excellent insulation, this detached property offers warmth in winter, cool in summer, character and efficiency in equal measure. Set within a small and friendly development of individually designed homes, it enjoys a peaceful village setting surrounded by outstanding countryside.

- Detached Character Home Inspired by a Welsh Long House
- Open-plan Kitchen and Dining Room with French Doors to Garden
- Detached double garage with workshop and office/studio above
- Highly Insulated & Double Glazed | EPC: D (potential C)
- Built in 2011, using Natural, High-Quality Materials
- Cosy Sitting Room/Snug with Wood-Burning Stove
- Driveway & Parking for Two Vehicles
- Three Bedrooms, including a Generous Principal Suite
- Ground Floor Bathroom and First Floor En-Suite
- Mature, Enclosed Garden with Covered Decked Seating Area

The Property

This thoughtfully designed home forms part of Clun Cwrt, a small collection of unique houses created by a respected local architect-builder. Drawing inspiration from traditional Welsh long houses the property blends timeless rural character with modern comfort and efficiency.

The front door opens into a entrance hall, leading through to a bright and sociable open-plan kitchen and dining space. The kitchen is fitted with modern units, integrated appliances and a beech wood worktop while the dining area enjoys a light, garden-facing aspect. French doors open directly onto a covered, decked verandah creating a seamless connection between indoors and out. Flowing from the kitchen is the sitting room/snug, where a wood-burning stove forms a warm and inviting focal point — perfect for relaxing with a book on winter evenings. Pine flooring runs throughout the house, enhancing the sense of continuity and warmth. Also on the ground floor is a flexible

open area ideal for home working, along with two single bedrooms currently used as workspaces and a shower room.

A generous staircase leads to the first floor, where the principal bedroom enjoys lovely views across the surrounding countryside and hills complemented by a private en-suite bathroom.

Outside

To the front of the property is parking for two vehicles and access to the substantial detached double garage, currently used as a workshop with office or studio space above. This versatile building offers excellent potential for alternative uses or conversion, subject to any necessary permissions. Timber gates lead into the enclosed and private garden, a peaceful haven filled with mature trees, shrubs and planting that attracts abundant birdlife. A pathway leads to the front door and covered verandah which also connects directly to the dining room - ideal for entertaining or quiet outdoor enjoyment.

The Location

Set within the rural hamlet of Pant-Y-Dwr which, with neighbouring St Harmon, has a strong sense of community, the village offers a local pub, sports teams, an active community hall and a much-loved annual country show. The surrounding area is renowned for its spectacular natural beauty. The Radnorshire Wildlife Trust has three prime reserves in the Marteg Valley including a hill farm at Gilfach and nationally recognised bluebell woods at Cefn Cenarth. The reservoirs and dams of the Elan Valley are perfect for walking or biking. Aberdovey's long sandy beach is less than an hour away via a stunning drive.

The well-served market towns of Rhayader and Llanidloes are within a 10-minute drive, providing shops, cafés, pubs, schools, leisure facilities, healthcare and independent retailers. The Lost Arc is in Rhayader and Charlotte Church has established The Dreaming Retreat in what was Laura Ashley's house and estate. The Minerva Arts



Centre and Hanging Gardens in Llanidloes host popular events. Llandrindod Wells, a twenty minute drive from the property, is the county town of Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque mix of Victorian and Edwardian town houses, many independent shops and the beautiful surrounding countryside.

The wider area offers excellent transport links by road, rail and bus, including the Heart of Wales train line which links Shrewsbury and Swansea, as well as outstanding educational options, including primary schools, a comprehensive secondary school and sixth form. Further afield are are Builth Wells, famous for hosting the Royal Welsh Show, Newtown with the Oriel Davies Gallery, Brecon in the Brecon Beacons Park and Aberystwyth, university and seaside town.

Nearest Towns

- Rhayader - 5 miles
- Llanidloes - 7 miles
- Llandrindod Wells - 13 miles
- Newtown - 18 miles

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of a Jotul wood burner supplemented by 300W thermostatic electric wall heaters.

Council Tax

Powys County Council - Band E.

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 checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe 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.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



