



## Y Bwthyn, Van, Llanidloes, Powys, SY18 6NS

Occupying a fine elevated location with fabulous, far reaching views of the glorious mid Wales countryside is this detached three bedroom country cottage nestled in the foothills of the Cambrian Mountains. The property is in excellent order throughout with detached Double Garage and gardens and grounds that extends to just over FOUR acres. With a very useful Outbuilding and extensive out riding directly from the property, viewing is recommended to appreciate all the property has to offer.

- \* Lounge \* Dining Room \* Kitchen/Breakfast Room \*
- \* Three Bedrooms \* Family Bathroom \* Landing \*
- \* Double Garage \* Three Garden Sheds \* Outbuilding with Looseboxes \*
- \* EPC rating 'D' \*

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

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## ACCOMMODATION comprises

### Entrance Lobby

uPVC entrance door with fanlight. Exposed ceiling timbers.

### Lounge/Sitting Room

18'0" x 12'0"

Exposed beam and ceiling joists, fireplace currently fitted with wood burner set on a slate hearth and with oak shelf over. Ceiling and wall lights, fitted carpet, windows with deep sills to front and to rear having lovely views.

At the rear of the Lounge there is an external door to the rear garden. There is also access to the Dining Room and a balustraded staircase with fitted carpet to the First Floor.

### Dining Room

18'3" x 10'0"

Exposed beam and ceiling joists, corner fireplace with stone hearth and surround, fitted carpet. Ceiling lights, radiator, window to front and window to rear.

Door to:

### Kitchen/Breakfast Room:

19'2" x 10'4"

Spacious room with an excellent range of matching base, wall and glass display units with worktops and tiled splashbacks over. Slot-in electric double oven with grill and chimney style cooker hood over. Space and plumbing for washing machine, dishwasher and other white goods. Oil fired boiler and radiator. Exposed stone wall, attractive slate tiled floor, window to front and window to rear with rural views.

## FIRST FLOOR

### Landing

Fitted carpet, radiator, window with deep sill to front. Part sloping ceilings. Doors to:

### Master Bedroom

11'11" x 10'11"

Fitted carpet, radiator, window with deep sill overlooking the rear garden.

### Bedroom 2

10'3" x 7'1"

Fitted carpet, radiator, window with deep sill to front.

### Bedroom 3

8'10" x 6'9"

Fitted carpet, radiator, window with deep sill to front.

### Bathroom

Recently refurbished, the spacious bathroom has a dual flush wc suite, vanity unit with wash hand basin having cupboard below and panelled 'P' shaped bath with electric shower heater and shower screen over. Fitted cupboards, vinyl floor, radiator. Window with deep sill to rear.

### Outside

The cottage is approached from a single track Council maintained roadway which leads on to the gravelled driveway which leads to the house, and to the Double Garage at the side. The parking and turning area is very commodious and there is ample parking for several vehicles.

The gardens and grounds, extending to just over 4 acres, surround the property on all sides. The gardens are laid mainly to lawn with the front having spectacular, far reaching views of the renowned mid Wales countryside. These views are seen from virtually every room in the house.

A rear garden is also laid to lawn with matures trees forming a boundary. There is a versatile gravelled area at the side of the property which is ideal for al-fresco dining and BBQs. There are a number of newly planted trees and shrubs and there is a delightful elevated grassed area above the house which is a fabulous spot from which to watch the sun set over the Montgomeryshire countryside. Three garden sheds provide useful storage are also included in the sale.

### LAND

The land, which is all laid to permanent pasture, comprises two fields which are naturally watered by a stream which runs along the eastern boundary. There is a useful shelter belt created by trees also on the eastern boundary.

All boundaries are well fenced and the land, which extends to 4 acres or thereabouts, is suitable for all types of grazing and we understand it has been mowed for fodder in the past.

### SCHEDULE:

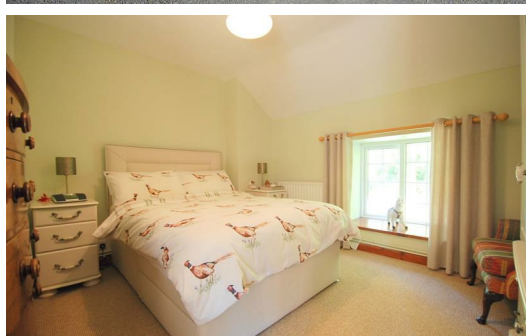
Field No	Acre	Hectare
5161	0.05	0.02
5662	1.17	0.48
6563	2.13	0.86
6860	0.28	0.11
7462	0.25	0.10
6369	0.28	0.11

TOTAL 4.16 aces / 1.68 hectares

### OUTBUILDINGS

The current vendors have erected a very useful outbuilding on the land which is currently sub-divided in





to two loose boxes with a rubber matting floor. The looseboxes have wood clad metal gates at the front which also make the building suitable for alternative uses such as for storing fodder and/or vehicle, machinery and implements.

#### Local Area

Y Bwthyn is located some ten minutes from the very popular tourist and market town of Llanidloes which is renowned for its friendliness and hospitality as well as for the wonderful attractions and scenery in which it is located. These include the Clywedog Reservoir and the Hafren Forest.

Llanidloes has a primary school and a secondary school with well equipped leisure centre, all of which are within an easy walking distance. It has a doctors surgery, a dispensing pharmacy and local independent shops which include butchers, grocers, bakers, fish delicatessen, supermarket, toy shop, cafes, restaurants, public houses and inns.

Wider shopping facilities are available in Newtown some 14 miles north of Llanidloes. The nearest train station is eight miles distant at Caersws from where there are regular connections to Aberystwyth, Shrewsbury, Birmingham and on to London and beyond. The University Town of Aberystwyth and West Wales Coast is some 30 miles distant. The popular beach destination of Aberdovey is 28 miles distant along a very beautiful route.

#### Outriding and Walking Opportunities

Mid Wales is well known for its accessible, beautiful countryside and opportunities for outdoor activities abound.

The property is a few miles from the stunning

Clywedog Reservoir where activities such as sailing, canoeing, fishing and ornithology can be enjoyed. The beautiful Hafren Forest is a short drive away and offers attractive walks, including a walk to the source of the River Severn, bike rides and miles of out riding for those interested in equestrian activities. Indeed, there are lovely out riding opportunities directly from the land at Y Bwthyn.

For more information, please visit:

<https://www.visitmidwales.co.uk/see/walking-and-hiking.aspx>

#### Services

Mains electricity. Private water (borehole) and private drainage.

#### Local Authority

Powys County Council (Montgomeryshire). 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 'E'.

#### Rights of Way, Easements, Wayleaves

The property is being offered for sale subject to and with the benefit of all rights of way, easements, wayleaves and all covenants and outgoings whether mentioned in these sale particulars or not.

#### Planning

The property has the benefit of planning permission for a two storey extension, Ref: P/2014/0133 with a non-material amendment at 18/0986/NMA. The current drawings allow for a Utility Room, Laundry, and Separate W/C. The first floor extension provides for a large Master Bedroom with Bathroom and walk-in wardrobe. Alternatively the layout of the first floor

extension could provide for two double bedrooms with ensembles. (Prospective purchasers are advised that they must make their own enquiries of the local planning authority).

#### 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, 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.

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#### PMA Reference

0816925119





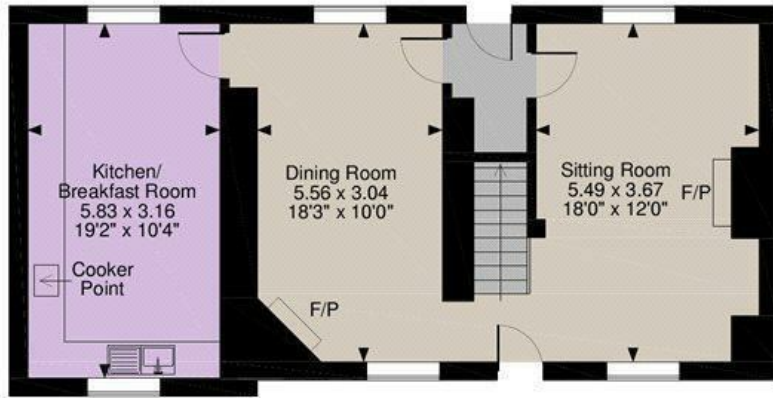
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		88
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(13-20) F		
(1-12) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## Y Bwthyn Van, Llanidloes

Internal area 1,223 sq ft (114 sq m)



### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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