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LAND & NEW HOMES

Kites Nest, Rhayader, LD6 5ND  
Price £440,000



# Kites Nest Rhayader

An exciting opportunity to purchase a detached rural property set in the heart of Mid-Wales with far reaching views, with three bedrooms, summer house, grounds extending to 1 acre and planning permission for a holiday home in the grounds. We recommend viewing this wonderful property to see the full potential available.

- Detached rural property
- Range of outbuildings
- 1 acre of grounds
- Planning permission for a holiday home
- Three bedrooms, two reception rooms
- Far reaching views
- Rural location in heart of Mid Wales
- Motivated sellers

### Material Information

**Price** £440,000

**Tenure:** Freehold

**Local Authority:** Powys

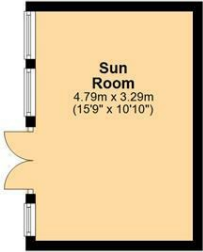
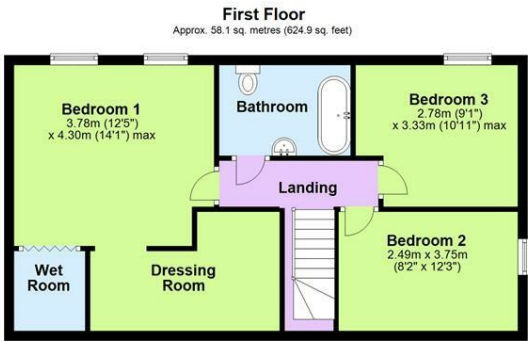
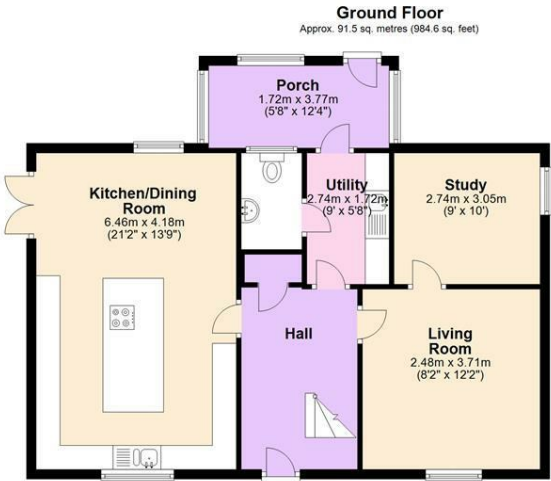
**Council Tax:** C

**EPC:** D (64)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 149.5 sq. metres (1609.5 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

**Kites Nest**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Kites Nest is a traditionally built, by the current owners, timber clad rural property with a well presented interior with light and spacious accommodation. The property itself has three bedrooms, kitchen/dining room, living room, home office, utility and rear porch with underfloor heating on the ground floor, Velux windows upstairs taking full advantage of the views and your surroundings. The property has a range of outbuildings to include summer house which could be a hobby room or office, detached workshop and an 18 m poly tunnel within the grounds. The grounds includes a large gated gravelled driveway, landscaped gardens to the front and then a paddock to the side which could be used for animals or has planning permission for a holiday home offering buyers a source of income in an popular with tourists.

## Property description

The front door leads through into the central hallway with tiled flooring, stairs rising to the first floor and doors leading off to the ground floor accommodation. The kitchen/dining room is to the left with a wide range wall and base units, central island with inset hob, space for appliances, patio doors leading out to the patio area and ample space for a table and chairs. The kitchen is well appointed with spotlights in the ceiling, tiled effect laminate flooring, white splashback and views over the front and hills behind. Across the hallway is the living room with hardwood effect oak laminate flooring, window to the front and a door leading into the home office which could be used as a snug, play room or fourth bedroom. on the ground floor there is also a very handy utility room which has space and plumbing for a washing machine, the combi LPG boiler and a cloakroom with WC and towel radiator to the side. There is also a spacious porch at the back which could be used a breakfast room to enjoy the views or a great space for bringing in muddy boots and wet dogs before entering the main home.

On the first floor you find the landing with a sun tube allowing natural light into the space and doors leading off to the bedrooms. The main bedroom is a spacious room with Velux windows allowing light into the room and views onto the hills, there a great dressing room with rails and storage and a fully light wet room with a rain shower and lights within the walls. The main bathroom is fitted with a white suite with an oval bath, modern sink and WC with tiled floors and walls. The two further bedrooms are both double and allow views on the green fields that surround you, with the third being used a snug/TV room at the moment.

## Gardens, grounds and outbuildings

The property is approached by a gravelled driveway with timber gates leading to a large area for parking vehicles with access into the paddock, the landscaped garden to the right and then the property itself. To the right of the drive or the front of the property is a landscaped area of garden with mature plants and shrubs and a path weaving between them and leads back down to the Summer House. Behind the Summer House is amenity area for storage and compost etc. To the side of the house off the patio doors is a an enclosed patio space perfect for a table and chairs. To the side you then find the poly tunnel and then leading to the paddock which has planning for a holiday home but could be used for small livestock such as goats, sheep, chickens or a pony. The summer house has light, power and heating and measures 4.79m x 3.29m. This is a great space and could be used as a home office or hobby room. There is a also a workshop which measures 5.30m x 3.52m and has light and power.

## Location

The property is located in the heart Wales, near the historic village of Abbeycwmhir which derives its name from the Cistercian monastery built in 1143 and Abbey ruins. The village offers a public house, village hall and a church, with local shop and primary school facilities just 4 miles away in the village of Crossgate. Surrounded by stunning countryside and wildlife such as Red Kites, Woodpeckers, Hawks and Deer its a paradise for nature lovers. More extensive facilities are available 6 miles away in the spa town of Llandrindod Wells is 11 miles away, Rhayder, 7 miles where you can find the Elan valley and Newtown, 17 miles. Newtown is just 20 minutes by car. Greater cities like London, Liverpool and Manchester all around the 3 hour mark.

## Services

The property has LPG gas heating with underfloor heating on the ground floor and radiators on the first floor. There is a WPL Diamond Treatment plant for the drainage and the property has mains water and electricity. The property is being sold as a FREEHOLD.

## Planning permission

Prospective buyers are advised the property has planning permission for a holiday home within the grounds with occupancy for 50 weeks of the year or they could explore amending the permission for glamping pods etc. P/2008/1526. Please note also Kites Nest now has planning permission with a certificate of lawful occupation to be occupied permanently.

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Using what three words the driveway can be located using

///unhappily.somebody.craftsmen and the property can be located using

///vivid.bonkers.presumes





