

Ref: 0ybw56

Y Bwthyn, Dernol, Llangurig, Llanidloes, SY18 6RZ

**Unique 3 / 4 Bedroom Country Home in the beautiful Wye Valley. Located in a peaceful rural setting with wonderful panoramic views. Double Garage. Excellent extensive walking & cycling opportunities on the doorstep.**

Llangurig 4 miles, Rhayader 6 miles, Builth Wells 20 miles, Newtown 25 miles, Aberystwyth 31 miles



This most appealing property was originally a 'Colt' bungalow, with some later additions, latterly a superb contemporary octagonal extension was added about ten years ago, now providing a unique spacious three / four bedroom home of immense character. However it should be noted that the original part of the bungalow would benefit from some updating.

**Accommodation** – Ground Floor: Living Room, Dining Room, Kitchen, Double Bedroom 1, 2<sup>nd</sup> Bedroom (in need of refurbishment), Bathroom and Shower room. Later modification and extension comprising: Office, Bathroom 2 and a Sitting Room. First Floor: Double Bedroom 3 with amazing views and adjoining Study/Bedroom 4. (EER: E).

**Detached Double Garage and manageable level garden.**

**Outbuilding – Double Stable Block and Tack Room used for storage.**

**Location** – This appealing property is in a beautiful rural, tranquil setting in the Wye Valley and enjoys dramatic panoramic views. The village of Llangurig is 4 miles away with a shop and post office, church and pubs. Located on the National Cycle Route, the region is ideal for outdoor activities such as walking, fishing, mountain biking, horse riding and general sightseeing. The picturesque Elan Valley lies to the south, known for its International Dark Sky Park status, and the southern tip of the spectacular Snowdonia National Park is only 66 miles away.

**Price Guide: £270,000**

## THE ACCOMMODATION:

Spacious well-proportioned accommodation which has benefited from a unique extension which includes engineered oak floors, a bespoke ash staircase, bespoke double glazed windows with wooden shutters and partial under floor heating.

### Ground Floor –

- KITCHEN:** 16'8" x 10'5". Stable door entrance, range of pine base units with work surfaces over and larder cupboard. Stainless steel sink unit, cooker control point with space for an electric cooker. Oil fired Stanley range. Loft access, tiled floor. Windows to the front, rear and side aspect. Door to the dining room.
- DINING ROOM:** 11'2" x 6'5". Window to the rear. Wide opening into the lounge/dining room.
- LIVING ROOM:** 23'9" x 23'3". Fireplace housing an oil fired stove on a tiled hearth. Door and window to the front aspect. Door to the inner hallway and door to bedroom 2.
- BEDROOM 2:** 11'5" x 7'3". Patio doors to the rear. This room is presently unused and is in need of some refurbishment.
- HALLWAY:** 15'9" x 5'2". Doors to bedroom 1, the bathroom and the shower room. Staircase to the first floor landing (converted attic space). Double doors to the inner hallway.
- BEDROOM 1:** 15'9" x 11'8". Two double built in wardrobes. Window to the front aspect.
- SHOWER ROOM:** 7'3" x 7'1". White suite comprising pedestal wash hand basin, W.C. and shower enclosure. Tiled floor, underfloor heating. Half tiled walls, wall mounted heater. Airing cupboard. Obscure glazed window to the rear.
- BATHROOM:** 8'3" x 7'3". Cream coloured suite comprising paneled bath with shower over, pedestal wash hand basin, W.C. Tiled floor, underfloor heating. Tiled walls. Obscure glazed window to the rear.
- INNER HALLWAY:** 11'5" x 5'2". Double oak doors. Stone tiled floor. Attractive timber framed opening into the office, door to bathroom 2 and double oak glass paneled doors to the sitting room.
- OFFICE:** 11'8" x 10'8". Bespoke fitted units with beech work surfaces. Belfast sink. Stone tiled floor, underfloor heating. Window to the front aspect and octagonal window looking into the sitting room. Ceiling downlights.
- BATHROOM 2:** 10'8" x 7'3". Contemporary white suite comprising L shaped bath with power shower over and tiled walls. Belfast sink and bespoke fitted cabinet. Low level W.C. Bespoke fitted cupboards. Heated towel rail. Ceiling downlights. Stone tiled floor, underfloor heating. Window to the rear.
- Double oak glass paneled doors from the inner hallway lead into the Sitting room:
- SITTING ROOM:** 12'11" x 12'11". Octagonal shaped room with four bespoke windows with wooden shutters on all sides and a large picture window which takes in the beautiful views. Oil fired stove. Stone tiled floor. Underfloor heating. Door to the front aspect. Bespoke ash staircase to the first floor bedrooms.

### First Floor –

- DOUBLE BEDROOM 3:** 12'11" x 12'11". Engineered oak wood flooring, exposed roof timbers. Four bespoke windows with wooden shutters on all sides and a large picture window again with fabulous views of the dramatic surrounding countryside. Octagonal window to the end elevation. Door to the study/bedroom 4.

**STUDY/BEDROOM 4:** 11'6" x 10'8". Built within the bungalow attic space, partial restricted headroom, built in shelves and Velux roof window to the rear. Door to the landing.

**LANDING:** Velux roof window to the rear. Exposed timbers. Eaves storage cupboards. Staircase to the ground floor hallway.

**Floorplan page 4**

**EXTERNALLY:**

**THE APPROACH:** The property is approached off a very quiet country lane in a very picturesque, peaceful location. There is a double gated vehicular entrance into the tarmac drive where there is ample parking space in front of the house and the garage.

**DOUBLE GARAGE:** 17'8" x 16'8". Adjoining the bungalow. Large up and over vehicular door and window to the side elevation.

**DOUBLE STABLE BLOCK:** Located at the end of the garden with a concrete apron and enclosed by post and rail fencing. The stables are currently used for storage.

Stable 1 13'8 x 11'8"  
Stable 2 11'8" x 11'8"  
Adjoining tack room/store.

**GARDENS:** Mainly down to lawn, with mature trees and shrubs to the boundary. Beyond the stable block there is a small vegetable area with raised beds.

**LOCATION:** **Rhayader** is 6 miles away, a small ancient town in a picturesque setting beside the River Wye, known as the "Gateway to the Eian Valley" and home to the Welsh Royal Crystal Glass Factory, where the manufacturing process can be observed, including glass blowing and cutting. The **Elan Valley** – the spectacular lakelands of mid Wales – is a few miles beyond Rhayader. The Elan and Claerwen Valleys were flooded at the beginning of the 1900s, when dams and reservoirs were built to provide Birmingham with clean, fresh water. Covering around 70 square miles, the scenery is superb, with lakes, steep valleys and woodland.

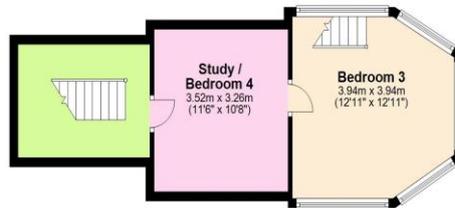
**Newtown** is 25 miles away, on the banks of the River Severn, a regional centre for Mid Wales with good shopping amenities, bustling markets and an established manufacturing base.

**Builth Wells** is 20 miles southerly, a market and spa town nestling on the banks of the River Wye amidst beautiful, unspoilt countryside. The town developed in Victorian times because of the mineral waters and offers a good range of independent shops, main post office, banks, pubs and eateries, primary and secondary schools, library, modern sports centre, arts centre with cinema, and a delightful 18<sup>th</sup> Century stone bridge fording the Wye. Builth Wells 18-Hole Golf Course is set in lovely woodland countryside at the edge of town. The town is most famous for its Royal Welsh Showground, home to the celebrated **Royal Welsh Agricultural Show** held annually in July, and to other events during the year including dog shows, horse and pony events, antiques fairs, and a winter agricultural fair.

Ground Floor



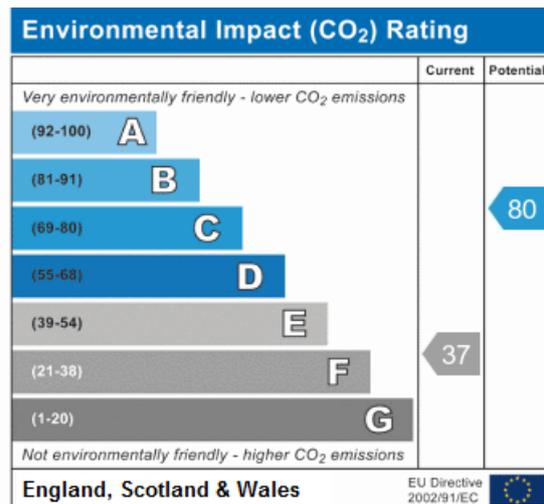
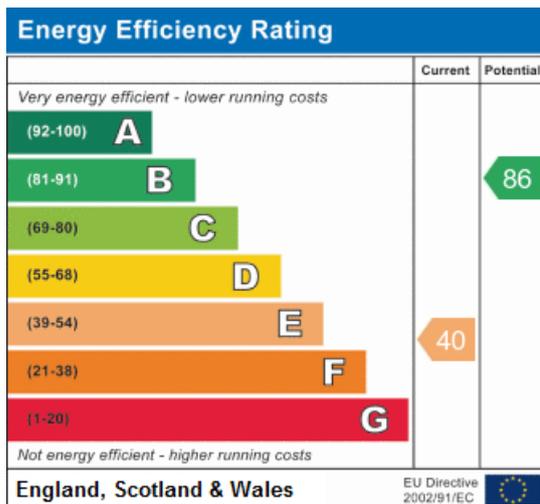
First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Y Bwthyn, Derno, Llangurig

ENERGY PERFORMANCE:



**SERVICES:** We understand that the property is connected to mains electricity and has oil fired central heating. It has a private shared water supply and a private drainage system. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:** We are informed that the property is within Council Tax Band "G" (Powys County Council).

**FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:** **By appointment with PROFILE HOMES**



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**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

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**PROFILE HOMES**

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