



Glan Yr Afon

Abbeycwmhir, Llandrindod Wells, Powys

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A tranquil rural Welsh stone cottage with two successful holiday lets, overlooking magnificent Welsh countryside

A charming period house with separate holiday accommodation, in a breathtaking setting close to the Cambrian Mountains & Elan Valley, and offering sweeping views across the surrounding countryside. The property features a wealth of splendid character details, creating a thoroughly appealing and comfortable home, while the two detached cabins provide a strong rental income.

 1 RECEPTION ROOMS	 7 BEDROOMS	 3 BATHROOMS
 AMPLE PARKING	 2.51 ACRES	 FREEHOLD
 RURAL	 2,386 SQ FT IN TOTAL	 GUIDE PRICE £795,000



The properties

Glan Yr Afon is a thoroughly charming and attractive period house, occupying a dramatic and beautiful setting. Ideal for those seeking secluded and private countryside living, yet still within easy reach of local amenities. The property offers principal accommodation and two luxury cabins, currently used as holiday lets and family overflow accommodation.

The house itself has delightful whitewashed elevations outside, while inside there are three bedrooms and comfortable, beautifully presented living space, combining splendid character features with elegant, understated modern fittings. The ground floor has a beautifully presented sitting room in which to relax and unwind, with its rustic wooden flooring, fireplace fitted with a log burner and dual aspect welcoming plenty of natural light and framing those magnificent countryside views. The ground floor also has an open-plan kitchen and dining area with historic flagstone flooring and exposed stone walls, as well as a Rayburn range, recessed into the fireplace.

Upstairs there are three beautifully presented double bedrooms, including the principal bedroom with its vaulted ceiling with exposed timber beams, and its windows to the front and rear offering a splendid vantage point for views across the verdant surrounding hills. The second bedroom benefits from extensive built-in storage, while the third bedroom is also a double with extensive storage provided by the built in wardrobes. Additionally, the first floor has a family bathroom with rustic farmhouse styling, and fitted with a bathtub with a rainfall shower overhead.

The two stunning holiday cabins offer guests a delightful outlook across the woodland, valleys and hillsides beyond. They each include open-plan kitchens and sitting areas with vaulted ceilings, underfloor heating, Bosch appliances and log burners, as well as a shower room and two double bedrooms, one of which is on a mezzanine level.





Outside

The house and cabins sit on a two and a half acre plot, along a private singletrack lane approximately a third of a mile from the nearest road. The land includes rolling fields and meadows and a babbling stream, and offers the potential for further development, subject to the necessary consents, without disrupting the peace and tranquillity of the current property and cabins.

There is plenty of parking space in front of the house, and further designated parking for the cabins. Each cabin has its own covered deck area and a wood fired hot tub..

Directions

Postcode LD1 6PS

what3words: [///willpower.hitters.voter](https://www.what3words.com////willpower.hitters.voter) - brings you to the property.

Location

The property sits in a secluded rural position, a mile and a half from Bwlch-y-sarnau, a tiny village nestled in the stunning River Ithon valley in mid-Wales. With its secluded location in the Cambrian Mountains, this small community enjoys a relaxed pace to life. The village sits on the Glyndwr's Way National Trail and has a chapel and a community hall with a café, and is surrounded by beautiful rolling countryside.

The nearest towns are Rhayder, Newtown and Llandrindod Wells, which is a spa town and the county town of Powys. They all enjoy plenty of local amenities, including supermarkets, a variety of shops, pubs and restaurants, leisure centres, and nearby golf courses.

For schooling, there are primary schools in the villages of Crossgates, Nantmel and Llanbister, while primary and secondary schools are available in Llandrindod Wells.



Distances

- Rhayader 9.5 miles
- Newtown 12 miles
- Llandrindod Wells 15 miles
- Leominster 36 miles
- Aberystwyth 37 miles
- Hereford 50 miles

Nearby Stations

- Pen-y-Bont
- Llandrindod

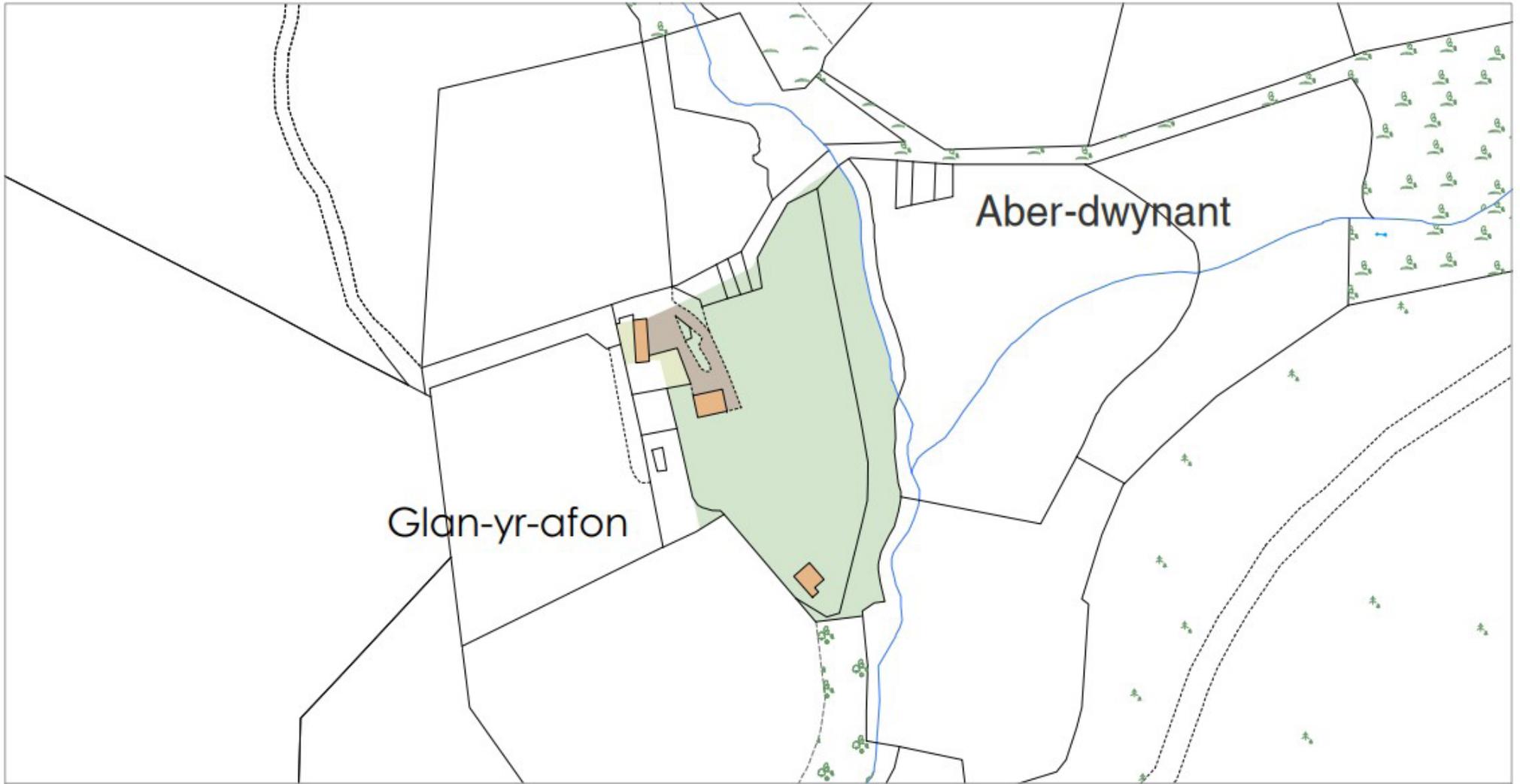
Nearby Schools

- Newbridge on Wye Primary
- Crossgates Primary School
- Ysgol Clon Cymru Secondary
- Christ College Brecon Independent
- Hereford Cathedral School

Key Locations

- Ellan Valley
- Hafren Forest Glyndwrs Way
- Powis Castle
- Hay-on-Wye - "Town of Books"
- Llandrindod Wells Lake
- Abbey Cwm Hir Hall
- Croft Castle
- Radnor Forrest
- Gilfach Nature Reserve
- Offa's Dyke Path





Glan Yr Afon, Abbeycwmhir, Llandrindod Wells, Powys, LD1 6PS



Total Area - 1.02 ha / 2.51 ac

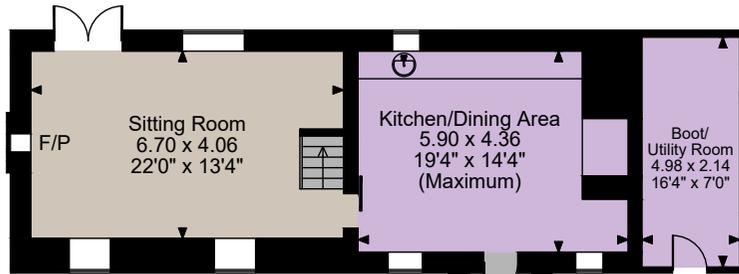
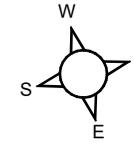
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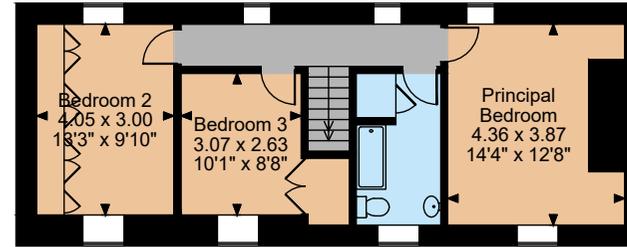
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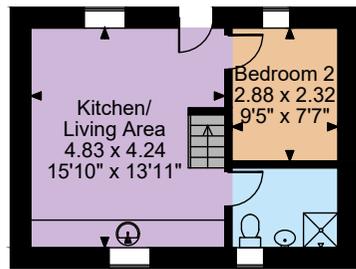
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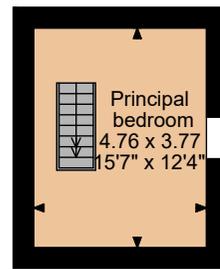
Ground Floor



First Floor



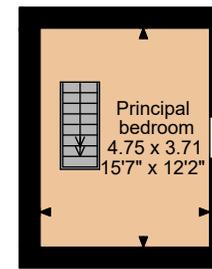
Cabin One Ground Floor



Cabin One First Floor



Cabin Two Ground Floor



Cabin Two First Floor

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

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Floorplans

Main House internal area 1,334 sq ft (124 sq m)
For identification purposes only.

General

Local Authority: Powys Council

Services: Oil fired central heating. Mains electricity. Private water supply. Private drainage to treatment plant and drainage field install in 2023 which we understand to be compliant.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: Main house - rating E

Cabin one - rating C, cabin two - Rating C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation

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

Shropshire & Mid Wales

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