



Pantpurlais, Llandrindod Wells, Powys

For the finer things in property.

**STRUTT  
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Pantpurlais,  
Llandrindod Wells,  
Powys LD1 5PD

## An incredible lifestyle property

Llandrindod Wells 1.5 miles, Builth Wells 10 miles, Brecon 25 miles, Hay on Wye 27 miles, Hereford 40 miles, Abersytwyth 45 miles, M4 Motorway 58 miles, Cardiff 70 miles, Bristol 90 miles

Sitting room | Kitchen/breakfast room | Dining room | Utility | Boiler/boot room | Study | Music room | 4 Bedrooms | 2 Bathrooms, one with shower | Various outbuildings | Separate 2 bedroom lodge | EPC Rating G

About 23 acres in all

## Location

Situated on the eastern edge of the spa town of Llandrindod Wells, Pantpurlais is set in the surrounding hills, and occupies the head of a gorgeous valley. Llandod, as it is often referred to, is the seat of Powys County Council, and thus the administrative centre of the historic county of Radnorshire, now Powys. The market town boomed through Victorian and Edwardian eras, with architecture of the buildings echoing this. There are a good range of independent shops, cafes, pubs and restaurants, mixed with national retailers.

At the heart of the town is Rock Park, a Grade II Listed green space, built by the Victorians, with arboretum, woodland walkways, river trails and Victorian spa buildings. There is also a 13 acre lake in the centre of the town, again, built by the Victorians, offering a destination for various activities.

The town is easily accessible, either on foot or by car from Pantpurlais.

The wider area forms part of the historic Welsh Marches and benefits from good links into mid-Wales, east into England and north and south via the A483.

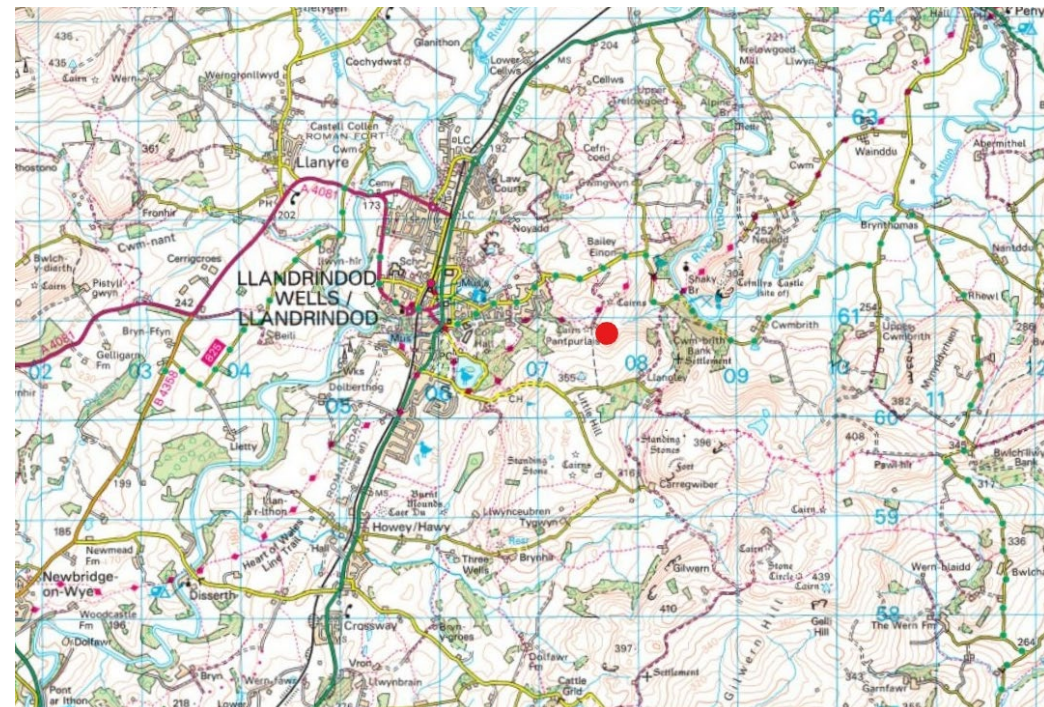
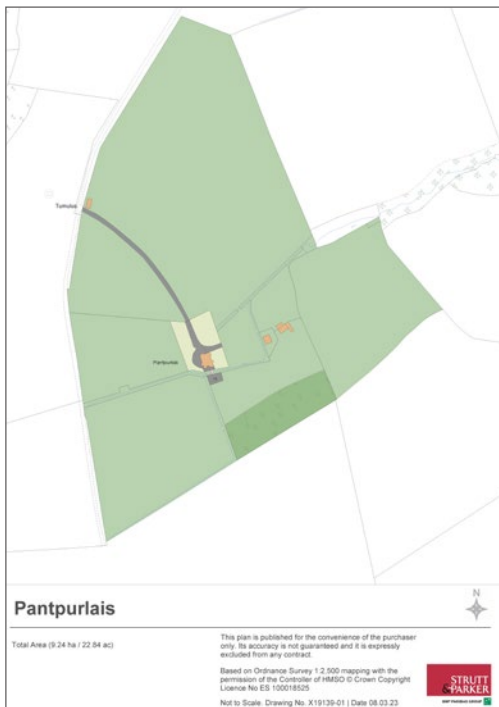
The train station is on the Heart Of Wales line, connecting Swansea and Shrewsbury, with connections to Cardiff, Bristol, Birmingham and London. The M4 Motorway.

## The property

Pantpurlais is thought to date from the early 19th Century but was rebuilt after a fire in the first decade of the 20th Century, during the peak of Llandrindod Wells fame.

The house was restored by previous owners between 2015 - 2019, but it is the current encumbants who's mission has been to create a biodiverse small holding of meadows, orchard, pasture and woodland through an enviromentally sustainable approach. The idea being to create a destination property and a true lifestyle offering.

The substantial house is set over 3 floors, with a good flow to the accomodation, lots of natural light and good connection to grounds and countryside beyond.















## Outside

Nestled in a hollow, at the head of a small valley, the house sits in the centre of just under 23 acres, with pasture, wild flower meadow, orchard, and woodland. The position is superb, and affords some breathtaking views. The biodiverse habitat - thanks to the nurturing approach and focus on restoration of the land - has meant wildlife has been returning in abundance. Over 140 heritage fruit trees, and hundreds of native broadleaf and specimen trees have been planted and creation of wild flower meadows make for a wonderfully calming retreat.

## Victorian tea rooms

In circa 1911 the Victorian Tearooms will have been added, set amongst gardens, this and the grounds of Pantpurlais became a popular place to visit by walking from the Spa in the town. The tearooms have been restored by the current owners. They are connected to water and electrics, with a WC and WiFi connection.

## Pantpurlais Lodge

The luxurious lodge has been created by the current owners, set in a wonderful position affording some incredible views. The self contained pod is deceptively spacious, offering 2 bedrooms, shower room, kitchen and a seating area with circular window, looking out over meadows and the rolling hills beyond.

## Outbuildings

There are two storage barns, one stable block and one horse barn. All were rebuilt in 2020 from the ground up, in the original design.



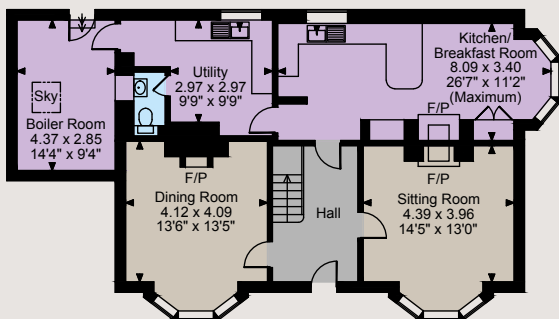




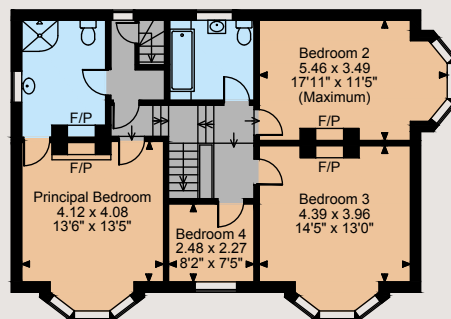




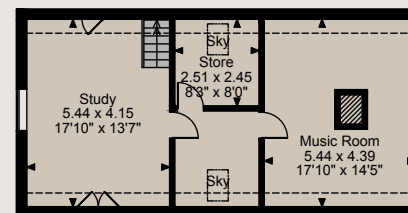
Pantpurlais Cefnlllys, Llandrindod Wells  
Main House internal area 2,649 sq ft (246 sq m)  
Carport & Workshop internal area 1,587 sq ft (147 sq m)  
Annexe internal area 386 sq ft (36 sq m)  
Outbuildings internal area 1,131 sq ft (105 sq m)



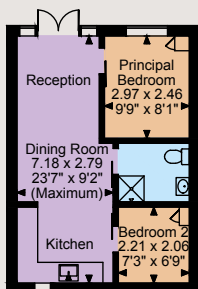
Ground Floor



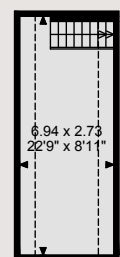
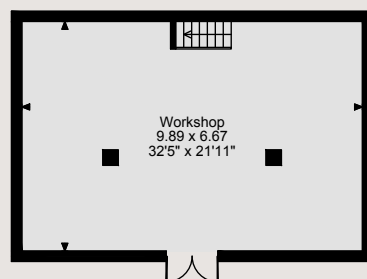
First Floor



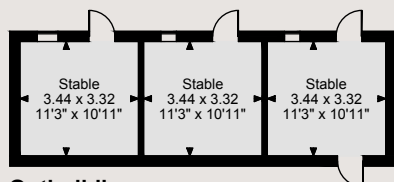
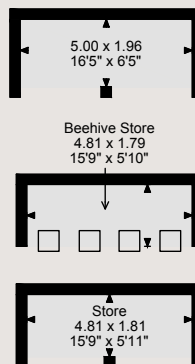
Second Floor



Annexe



Floor Above Workshop

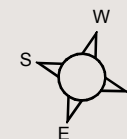


Outbuildings

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

□ □ □ □ Denotes restricted head height

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## Directions

From Llandrindod Wells, take Spa Road east, continue onto Cefnlllys Lane, after about a mile the entrance to the access track will be to the right.

what3words///claw.plodded.slider will direct you to the house.

## General

**Local Authority:** Powys

**Services:** Mains electricity, private water and drainage, Biomass central heating. Superfast broadband available.

**Council Tax:** Band F

**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

## Wayleaves, rights of way 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.

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Ludlow

26 Bull Ring, Ludlow, Shropshire SY8 1AA

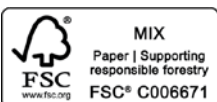
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