

Tyn-Y-Wern  
Dolau, Llandrindod Wells, Powys



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**3,077 sq ft (286 sq m) | Freehold**  
**3 reception rooms | 5 bedrooms | 2 bathrooms**  
**Barns & outbuildings | 8.1 acres**  
**Rural location**  
**Guide price £855,000**

A stone-built 1870's farmhouse set within a breathtaking Mid Wales landscape, offering beautifully appointed accommodation, impressive outbuildings, stables and landscaped gardens with specimen trees and planting set in 8.1 acres.

Tyn-Y-Wern is a pretty farmhouse that has been thoughtfully extended and imaginatively refurbished to create a distinctive and highly individual family home. Surrounded by the rolling countryside of Mid Wales, the property combines handsome stone elevations with an abundance of character features and beautifully presented accommodation.

The ground floor is arranged around a welcoming reception hall, leading to a series of elegant and versatile living spaces. The drawing room provides a refined setting for entertaining, centred around an attractive fireplace, while the magnificent vaulted oak-framed orangery forms the heart of the home, creating an impressive everyday living and entertaining space with a wood-burning stove, timber flooring and bi-fold doors opening onto the terrace. A separate study, featuring an ornate ceiling and bespoke decorative murals, provides an ideal space for home working. An elegantly decorated dining room provides space for formal dining. The beautifully appointed kitchen is fitted with a substantial central island, a range-style cooker and traditional timber work surfaces.

The first floor provides four individually designed bedrooms, each displaying its own character and period detailing. The principal bedroom benefits from an en suite bathroom featuring a freestanding roll-top bath, while a further bedroom enjoys en suite facilities. The remaining two bedrooms are served by a well-appointed shower room. The second floor is devoted to an expansive attic room, currently arranged as a light-filled studio with multiple rooflights and far-reaching views across the surrounding countryside.



The property is approached via a private driveway leading to an extensive gravel parking area. The beautifully landscaped gardens are a particular feature, over 1000 specimen trees have been planted on the plot. Gardens incorporate formal lawns, clipped topiary, woodland walks, camomile lawns and a charming timber gazebo. A range of substantial outbuildings, the large 17th century barn has planning permission for two holiday lets, there is an agricultural building, provide excellent storage or a workshop. There are stables and professionally electrically fenced paddocks for those with equestrian interests.

#### Location

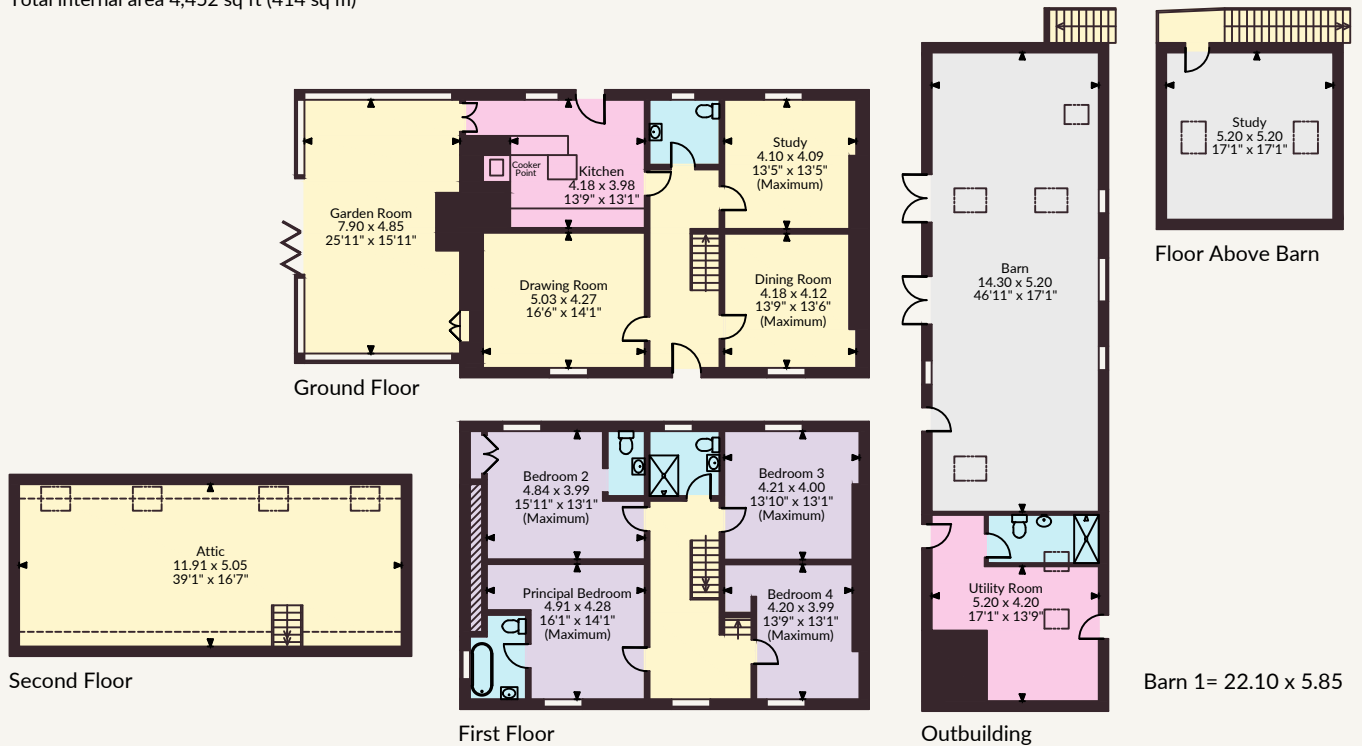
Tyn-Y-Wern occupies a peaceful rural setting amidst the rolling countryside of Mid Wales, close to the village of Dolau and surrounded by unspoilt landscapes. Everyday amenities are available in the nearby market towns of Knighton and Llandrindod Wells, which offers a good selection of shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities, while the historic towns of Rhayader and Builth Wells provide further shopping and recreational opportunities. The area is renowned for its outstanding natural beauty, with the Cambrian Mountains, Elan Valley and the Wye Valley all within easy reach, offering excellent walking, cycling and outdoor pursuits. There are a selection of both state and independent schools in the area to include Christ College Brecon, Lucton School and Hereford Cathedral School. Communications are convenient, with Dolau railway station providing services on the Heart of Wales Line between Swansea and Shrewsbury, connecting with the wider rail network, while the A483 offers straightforward road links to Llandrindod Wells, Newtown, Hereford and the surrounding regions. Postcode region: LD1

#### General

Local Authority: Powys County Council  
Services: Mains electricity, spring fed water, bio mass boiler, solar panels on ag barn, underfloor heating in place for barn, septic tank that may not comply with current regulations.  
Council Tax: Band F  
EPC Rating: F  
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/> (client has advised that there is fibre to the premises with a potential speed of over 900mps)



Tyn-Y-Wern Dolau, Llandrindod Wells  
 Main House internal area 3,077 sq ft (286 sq m)  
 Utility Room internal area 284 sq ft (26 sq m)  
 Outbuilding internal area 1,091 sq ft (101 sq m)  
 Total internal area 4,452 sq ft (414 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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