Penybont Hall

Penybont, Llandrindod Wells, Powys

STRUTT & PARKER

BNP PARIBAS GROUP

A fine Grade II listed manor house with an annexe and 21.57 acres of grounds, including a magnificent folly tower

A grand manor house with a wealth of beautifully appointed accommodation with magnificent original details throughout, set in far-reaching grounds and backing onto beautiful rolling countryside on the edge of the small village of Penybont. The property includes a stunning castellated folly tower in addition to gardens and woodland.

- **3 RECEPTION ROOMS**
- **5 BEDROOMS**
- **2 BATHROOMS**
- **2 BED ANNEXE GARAGE & BARN**
- **8.91 ACRES**
- **FREEHOLD**
- **VILLAGE**
- **6,167 SQ FT**
- **GUIDE PRICE £800,000**

The property

Penybont Hall is a handsome Grade II listed manor house, dating from 1755 when it was home to John Price, founder of Radnorshire Bank. The property provides more than 6,000 sq ft of wonderful accommodation with a wealth of period detailing and traditional styling. The house features gothic styling with rendered elevations with tall windows, while inside there are high ceilings with elegant cornicing, as well as rich wood panelling and original fireplaces.

The accommodation is arranged as a main house and a self-contained annexe, with the grand main entrance leading to a welcoming reception hall with ornate decorative detailing and rich wood internal doors. The 27ft sitting room is located at the end of the reception hall, with its half-panelled walls, tall bay window and grand fireplace fitted with a log burner. The room is currently used as a billiards room, and features billiards pendant lighting at its centre. The ground floor also has a beautifully appointed formal dining room and a spacious, dual aspect drawing room with a fireplace, full-height windows and French doors opening to the garden. The kitchen is located towards the front of the home and is fitted with bespoke solid oak faced units with granite worktops and integrated appliances, while offering space for a breakfast table or seating area, sliding glass doors open onto the garden. There is also a well-proportioned utility room providing additional storage and space for appliances. There are five bedrooms on the first floor and family bathroom, including a generous principal bedroom with a walk-in wardrobe and an en suite bathroom, plus an adjoining bedroom which is ideal as a study or a dressing room. Three further rooms are located on the second floor, these could be used as bedrooms or storage, as well as substantial eaves storage space.

Annexe accommodation provides useful further living space for guests or lodgers, with its own private entrance to the rear of the house. There is a well-proportioned sitting room, a fully fitted and equipped kitchen and two bedrooms, all to the ground level, as well as a bathroom with an over-bath shower. There is a private garden and parking.

Outside

The property is set within 8.91 acres of open rolling gardens and grounds, with a long, tree-lined driveway leading to the house and providing plenty of parking space, as well as access to the double garage. The gardens include sunny patio areas for al fresco dining, lawns, various shrubs and well-stocked flowerbeds, as well as parkland and wooded areas providing peaceful, tranquil space in which to relax.

There is a stunning folly tower, dating from the late 19th century.

Location

Penybont is a tiny village, nestled in the stunning River Ithon valley in mid-Wales. With its secluded location, this small community enjoys a relaxed pace to life. The village sits beside the river, has a local pub and a community hall and is surrounded by beautiful countryside.

The nearest town is Llandrindod Wells, a spa town and the county town of Powys. The town enjoys plenty of local amenities, including supermarkets, a variety of shops, pubs and restaurants and a leisure centre. There is also a golf course just outside the town.

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

Distances

- Crossgates 1.6 miles
- Llandrindod Wells 4.3 miles
- Rhayader 9.5 miles
- Builth Wells 12 miles
- Knighton 14 miles
- Presteigne 15 miles

Nearby Stations

- Pen-y-Bont (Penybont)
- Llandrindod Wells

Floorplans

House internal area 6,167 sq ft (573 sq m)
For identification purposes only.

Directions

Post Code LD1 5DD

what3words: ///little.minus.lavished - brings you to the driveway.

General

Local Authority: Powys County Council

Services: Mains water, electric and drainage. LPG heating and LPG and electric hot water.

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

Council Tax: Band G

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.

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