

An aerial photograph of a rural property. A winding road leads through green fields to a cluster of buildings. The buildings include a white two-story house, a smaller red-roofed building, and a larger wooden structure. The surrounding landscape is hilly and green, with some trees and a stone wall visible.

**Andrew Grant**  
PRESTIGE & COUNTRY

# Glan Yr Afon

Abbeycwmhir, Llandrindod Wells LD1 6PS





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**7 Bedrooms   3 Bathrooms   3 Reception Rooms   2.5 Acres**

“A unique investment: two luxury cabins and a beautiful three-bedroom home in the heart of Wales, offering exceptional income potential and tranquil living...”

Scott Richardson Brown CEO

- A three-bedroom home featuring vaulted ceilings, a log-burning stove and dual-aspect windows, blending tradition with contemporary living.
- Two high-end timber-frame cabins, purpose-built to an exceptional standard, with over £300,000 invested in their design, construction and premium fittings.
- Outstanding craftsmanship, with high-spec finishes including Bosch appliances, underfloor heating, bespoke timber frames and larch-clad exteriors complemented by cedar shingle roofs.
- The property generated over £100,000 in rental income in 2024, demonstrating its strong market appeal and year-round demand.
- A perfect balance of home and opportunity—whether for extended family living, a lifestyle retreat, or a high-quality guest experience.
- 2.5 acres of picturesque Welsh countryside, offering potential for outdoor activities, development or simply enjoying the natural surroundings.
- A rare, peaceful setting with breathtaking, unspoiled views of rolling hills and lush greenery, perfect for complete relaxation.

2268 sq ft (210.7 sq m)





## Why invest?

This property combines an exceptional business opportunity with the chance to create a fulfilling countryside lifestyle. The three-bedroom main house and two beautifully designed cabins offer the perfect blend of rustic charm and modern living, ideal for running a successful holiday rental business or establishing a private rural haven.

With 2.5 acres of Welsh countryside, the property provides endless possibilities. Whether you envision developing a smallholding, cultivating your own produce, or designing outdoor spaces for recreation and relaxation, this land offers the flexibility to make your dreams a reality.

The cabins generated over £100,000 in rental income in 2024, showcasing their strong market appeal and potential for year-round bookings. More importantly, however, these cabins were constructed with an investment exceeding £300,000, ensuring an unparalleled level of craftsmanship and premium finishes. Buyers should take this into account when apportioning value between the main house, land, and the cabins.

This property is more than an investment; it's an opportunity to create a rewarding lifestyle that combines quality accommodation with the joys of rural living.











## The living room

The living room is designed with relaxation and entertaining in mind. Its inviting, open-plan layout features a striking fireplace with a log-burning stove, providing both warmth and character. Expansive dual-aspect windows flood the room with light, framing stunning views of the surrounding countryside and blurring the lines between indoors and outdoors.





Elegant wooden flooring enhances the rustic charm and double doors lead directly to the garden, inviting indoor-outdoor living. A thoughtfully placed staircase adds architectural interest, making this space both functional and aesthetically pleasing.





## The kitchen

The traditional farmhouse-style kitchen exudes rustic charm, with exposed stone walls and flagstone flooring adding character. The Rayburn cooker serves as both a functional centrepiece and a cosy source of warmth. The Belfast sink complements the timeless aesthetic, while ample worktops and storage make this kitchen both practical and inviting. Connected to a porch, it offers easy outdoor access, enhancing its functionality.





## The primary bedroom

The primary bedroom features vaulted ceilings, enhancing the sense of space and light. The characterful stone wall and exposed wooden beams evoke a warm, rustic charm, while the large windows offer sweeping views of the countryside. This generous room is ideal for creating a peaceful retreat, with ample space for a range of bedroom furniture.





## The second bedroom/ dressing room

Currently serving as a dressing room, this versatile space features built-in wardrobes and a large window that frames breathtaking countryside views. While perfect as a storage room, it could easily transform into a guest bedroom or home office. The tranquil backdrop of lush greenery and rolling hills offers a serene setting that enhances the room's peaceful atmosphere.





## The third bedroom

The third bedroom is a spacious double, thoughtfully designed with built-in storage to optimise space. A large window floods the room with natural light, highlighting the polished wooden floor and simple, timeless decor. This versatile room serves perfectly as a restful retreat or as a charming guest bedroom.





## The bathroom

The family bathroom blends timeless elegance with modern practicality. A bath with a rainfall shower, complemented by stone walls, creates a relaxing atmosphere, while the window frames peaceful views of the green landscape. The traditional radiator and stylish vanity unit complete the room's charm, making it a welcoming and functional space.







## The garden

The rear garden is a serene, private space that perfectly complements the property's natural surroundings. A paved patio area serves as the ideal spot for al fresco dining, morning coffees or evening drinks, while offering stunning views of the hills and verdant landscape. The enclosed garden provides both privacy and a safe space for family or guests to unwind. The plot and both cabins are both south-facing, ensuring that they benefit from natural light and warmth, enhancing the overall ambiance of this beautiful rural retreat.





Bryn →

← Nant









## Cabin one

With an investment exceeding £300,000, these cabins are built to an exceptional standard with high-end finishes and premium materials. Each features underfloor heating for year-round comfort and a high-spec kitchen with Bosch appliances, integrated dishwashers, and boiling water taps. Constructed with bespoke timber frames and clad in larch, they blend seamlessly with the landscape, while cedar shingle roofs add durability and style. Both cabins include a wood-fired hot tub, perfect for unwinding under the stars. Ideal for high-end guest accommodation, extended family, or a private retreat, they offer a unique mix of luxury and rustic charm.









## Cabin two

The charming cabins are designed for comfort and style, each featuring a spacious double bedroom and a super king-size mezzanine bed, comfortably accommodating couples, families, or small groups. The open-plan living areas are bright and inviting, with large windows showcasing stunning countryside views. Both cabins share an identical high-standard design, fixtures, and fittings, while Cabin Two benefits from an extended raised veranda for enhanced outdoor space and views. Combining modern luxury with natural beauty, these cabins are ideal for private use or premium guest experiences.









## The land

Set within 2.5 acres of stunning Welsh countryside, this property provides a perfect balance of natural beauty and potential. The expansive land offers opportunities for further development, outdoor recreation, or simply enjoying the views of rolling hills and pastures. A charming stream runs through the land, adding to the tranquil atmosphere and enhancing the property's natural appeal. Whether for a lifestyle change or as an investment, this land offers endless possibilities, inviting you to live and work in harmony with nature.





## Location

This beautiful property is nestled in the heart of the countryside, offering a tranquil retreat with breathtaking views of rolling hills and lush greenery. Its idyllic rural setting is complemented by its 3-mile proximity to the charming village of Abbeycwmhir in Mid Wales, within Powys.

Glan Yr Afon also lies approximately 17 miles north of Llandrindod Wells, a historic Victorian spa town with a variety of shops, restaurants, and leisure amenities.

The surrounding area offers an abundance of walking and cycling routes, making it a haven for outdoor enthusiasts. It is also perfectly situated for exploring the Elan Valley, Cambrian Mountains, and other stunning landmarks in this unspoiled region of Wales.

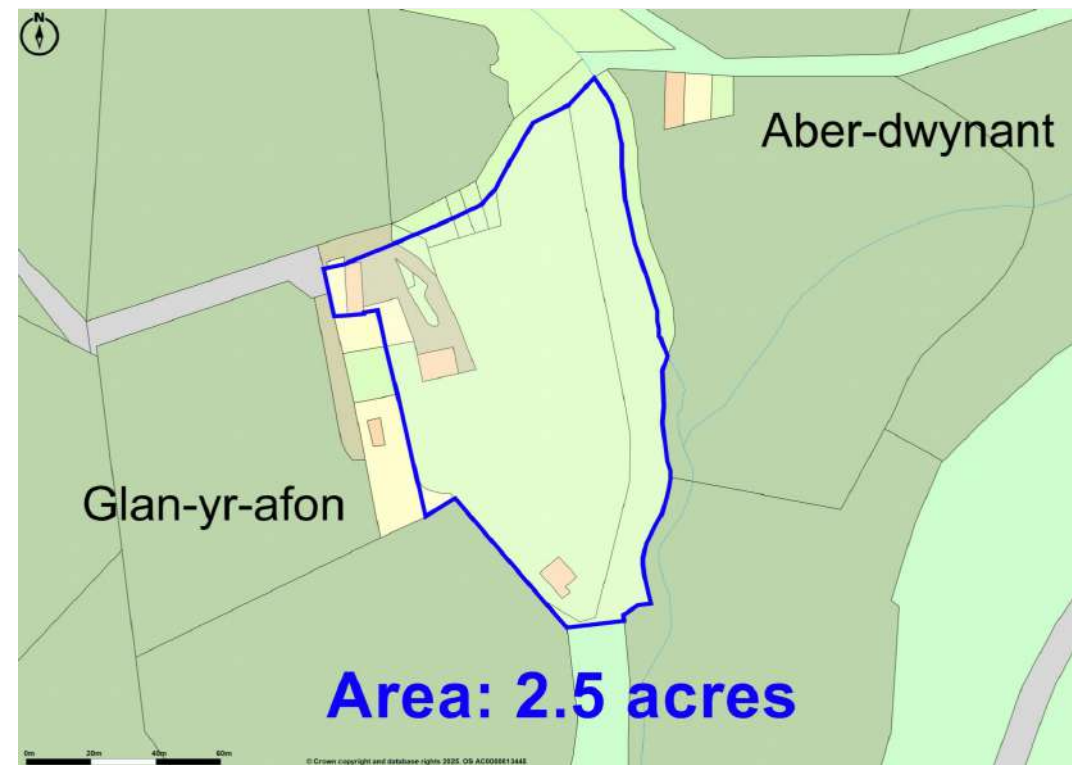
Rhayader, known as the Outdoor Capital of Wales and the gateway to the Elan Valley, is just 9 miles away, offering additional amenities and a vibrant base for outdoor activities.

## Services

The property is serviced by oil-fired heating, mains electricity, a private water supply and a water treatment plant.

## Council Tax

Band C





# Glan Yr Afon, Abbeycwmhir, Llandrindod Wells, LD1

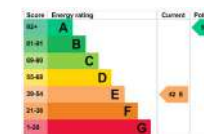
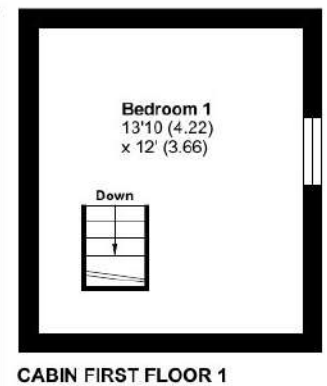
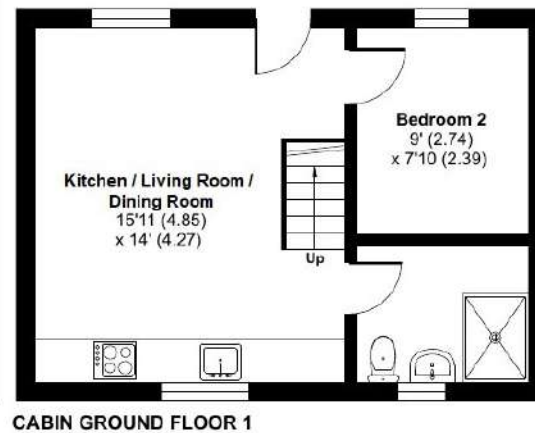
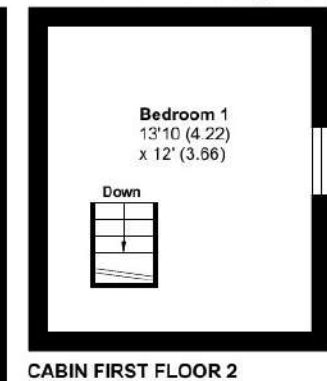
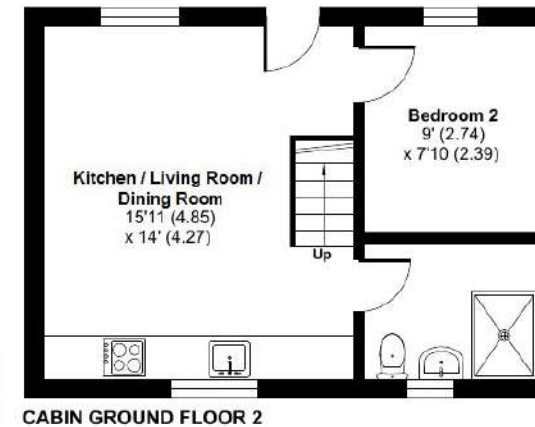
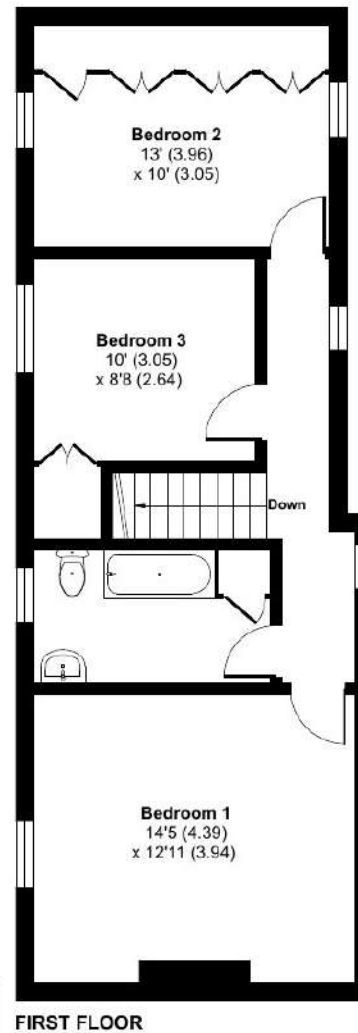
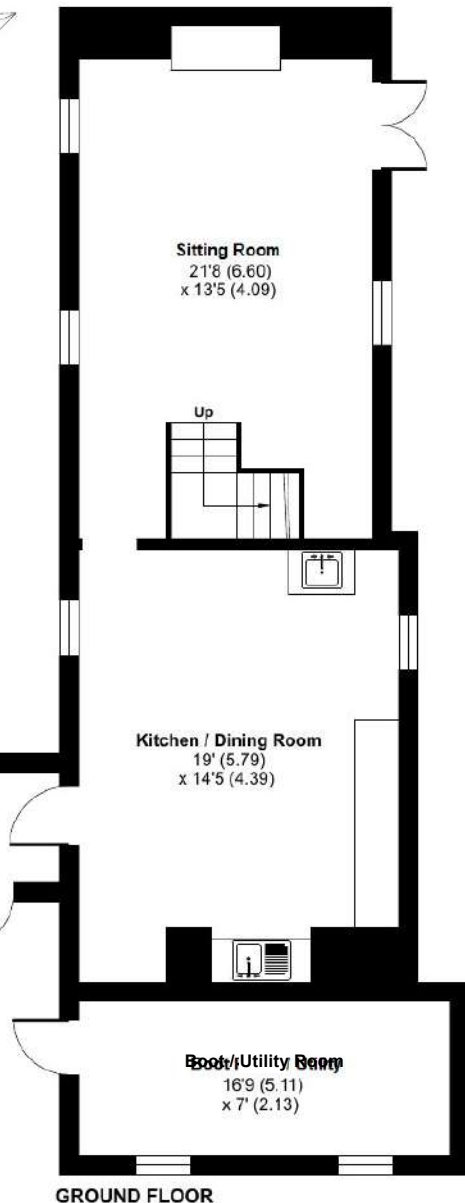
Approximate Area = 1222 sq ft / 113.5 sq m

Cabin = 1046 sq ft / 97.1 sq m

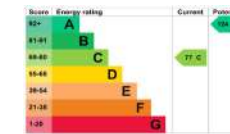
Outbuilding = 118 sq ft / 10.9 sq m

Total = 2386 sq ft / 221.5 sq m

For identification only - Not to scale



Glan Yr Afon



Cabin 1



Cabin 2



**DISCLAIMER:** These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



