



Llewetrog Old Farmhouse, Llandeilo Graban, Builth Wells, LD2 3YQ







**Llewetrog Old Farmhouse**  
**Llandeilo Graban**  
**Builth Wells**  
**Powys**  
**LD2 3YQ**

Summary of features:-

- A beautifully presented former farmhouse
- Versatile and spacious accommodation
- Found in a beautiful rural setting in easy reach of Hay-on-Wye

**Hay-on-Wye 8.5 miles**  
**Builth Wells 11 miles**  
**Hereford 28 miles**

### Description

Llewetrog Old Farmhouse is a beautifully presented and spacious former farmhouse offering immense character and versatile living accommodation.

### Situation

The property is found mid-way between the market towns Builth Wells and Hay-on-Wye. Both local towns are popular tourist destinations with Builth Wells being the home of the Royal Welsh Showground where they hold the largest agricultural show in Europe each year and Hay-on Wye which is renowned for the annual Hay Literary Festival. The towns both have a leisure facilities and cinemas, public houses, a medical practice, primary school and outdoor markets held weekly.

### The Accommodation

Entered through the entrance hall there is an exceptional sitting-room to one side with a substantial inglenook fireplace with wood burning stove and a stunning view from the front window.

From the hallway a door leads into the kitchen which is fitted with an excellent range of base and wall mounted kitchen units, a 1½ bowl sink, Rayburn and built-in electric cooker and a larder cupboard to one side.

A doorway leads through to an area connecting to the original farmhouse and a further doorway leads to another reception room, currently used as a dining-room with a living area to one end.

This room offers windows to the front, the original entrance door, a bread oven and a wealth of exposed beams and timbers.

From the main staircase in the front hall there is access to the main landing and 2 of the bedrooms and a bathroom.

Bedroom 1 is of exceptional proportions with a large window and views to the front and 2 fitted wardrobe with hanging rails and courtesy lighting. Bedroom 2 is also of good proportions with beautiful views to the front.

The bathroom features a p-shaped bath with shower over, close-coupled w.c, wash hand basin and an airing cupboard.

Next to the kitchen, a second stone spiral staircase gives access to another landing area which has potential as a further bedroom, with window to the front. Adjacent is a shower room with shower cabinet, wash-hand basin, w.c and Velux skylight. A further door from the landing leads to another bedroom with dual aspect windows, a vaulted ceiling and exposed beams.

Overall, the property offers immense character and retains a wealth of period features.

### Outside

The property is approached via a right of way off the public highway into a level gated driveway area with ample parking to the front. An archway leads into the first garden area with various trees and shrubs where there is also a garden shed.

The garden extends further to the east with various hedge and ornamental shrubs

as well as a terraced seating area with a useful outbuilding (5.89m x 2.89m) of timber construction with power and lighting.

### Services

We are advised that the property is connected to private water, mains electricity, septic tank drainage and oil-fired central heating. Please note the services or service installations have not been tested.

### Council Tax Band

Powys Council "F".

### Tenure

Freehold with vacant possession upon completion.

### Directions

From Hay-on-Wye proceed out of the town in a north westerly direction on the B4351 to Clyro. In Clyro turn right onto the A438 and straight away turn left into Clyro village. Continue along this lane through the village. Where the road bears to the right take the left hand turn signposted to Painscastle and continue uphill and out of the village and take the next left hand turn signposted Painscastle. Follow the course of the road into the village of Painscastle and at the crossroads go straight ahead onto the B4594 signposted to Erwood. Stay on the B4594 for 1.5 miles and then turn right (signposted to Llanbedr Church). Follow the road for a further 1.5 miles

then turn sharp right onto a gravel road. The property will be found directly in front of you as indicated by the agents for sale board.

### Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Viewing by appointment through Sunderlands

### Hay-on-Wye Branch

3 Pavement House, The Pavement,  
Hay on Wye, Herefordshire HR3 5BU  
Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

### Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356161

Email: hereford@sunderlands.co.uk

[www.sunderlands.co.uk](http://www.sunderlands.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.