

# Cae Ffynnon

Talachddu, Brecon, LD3 0UF





Tucked away in one of the area's most desirable settings, this detached home enjoys a truly breathtaking outlook. Built in the 1980s and surrounded by approximately 5.3 acres of mature gardens and grounds (more land available by separate negotiation), it offers the perfect blend of space and privacy but also benefitting from planning permission to extend thus creating a modern and spacious family home.

From its elevated position, the property captures spectacular panoramic views — sweeping across the eastern edge of the Black Mountains above Hay-on-Wye, over The Allt, and towards Pen y Fan, the highest peak in South Wales. Few homes can boast such an inspiring backdrop.



**Cae Ffynnon  
Talachddu  
Brecon  
Powys  
LD3 0UF**

- ***Incredible Views for the Black Mountains***
- ***5.3 acres gardens and grounds***
- ***Over 2,000 sq ft of living accommodation***
- ***Close to popular local restaurant/ pub***
- ***Plenty of parking***

**Brecon 6 miles  
Abergavenny 21 miles  
Cardiff 45 miles**



## LOCATION

The property lies close to the rural hamlet of Talachddu, enjoying a peaceful countryside setting just outside the Brecon Beacons National Park, yet conveniently only six miles from the market town of Brecon.

The nearby village of Felinfach (approximately 1.5 miles) offers two welcoming public houses, including the highly regarded Griffin Inn, well known for its excellent food and friendly atmosphere

The historic town of Brecon provides a wide range of shops, cafés, and leisure facilities, while the world-famous Hay-on-Wye, around 10 miles away, is celebrated for its independent bookshops, arts scene, and lively market culture.





## ACCOMMODATION

The property is entered through a spacious glazed entrance hall with a stone-tiled floor, creating a bright and welcoming first impression. A traditional door leads into the inner hallway, where there is useful built-in storage and a cloakroom with WC and wash basin.

The living/ dining room is a generous, light-filled space, perfect for entertaining or relaxing with family. A feature stone fireplace provides a charming focal point with space for a wood-burning stove (the existing stove will be removed). Large south-facing windows fill the room with natural light, and a glazed door opens onto a balcony that captures the stunning countryside and distant mountain views.

The kitchen is well appointed, offering a range of fitted units with an inset double-bowl sink, plumbing for a dishwasher, and an oil-fired Rayburn — a classic feature of rural homes.

A rear hall gives access to the patio and provides a practical space for coats, boots, and everyday storage.

Also on the ground floor is a bedroom with built-in wardrobes and an en suite shower room comprising a corner shower, pedestal wash basin, and WC. Adjoining this is a versatile utility/laundry room with fitted units and plumbing for a washing machine.

The living room features a spiral staircase leading to the lower ground level, providing access to three spacious double bedrooms, each with built-in wardrobes for added convenience. The master bedroom enjoys patio access and stunning views of the picturesque countryside. Completing the accommodation, the family bathroom includes a shower, a panelled bath, a pedestal sink, and a WC.









## OUTSIDE

The property is approached via a gated entrance, leading to a sweeping driveway and generous parking area. Set within approximately 5.3 acres, the gardens and grounds provide a peaceful retreat. Mature landscaping surrounds the home, with patio seating areas offering a variety of spots to enjoy the tranquil setting. Well-established trees, shrubs, and a charming pond enhance the serene ambiance.

A stable block adjoining the property opens to the paddock, presenting an excellent opportunity for equestrian activities or a countryside lifestyle. With a south-easterly orientation, the property enjoys stunning views over the surrounding countryside, including a particularly striking panorama of the Black Mountains Range. Two additional fields may be available for purchase amounting to just over 8 acres – further information on request.





## SERVICES

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

## DIRECTIONS

Follow What3Words - ///packing.messy.stir

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Powys County Council Band F

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: **01874 640840**

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07984 384687

[d.thomas@sunderlands.co.uk](mailto:d.thomas@sunderlands.co.uk)

## WAYLEAVES EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## NOTES

\* A copy of the planning permission details can be found on the following link:

<https://pa.powys.gov.uk/online-applications/applicationDetails.do?keyVal=SBBAD7MPM6K00&activeTab=summary>

## TOWN AND COUNTRY PLANNING

The property is offered subject to any development plans, tree preservation orders, ancient orders, public rights-of-way, town planning schedules or resolutions which may be or may come into force. The purchasers will be deemed to have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

## MOBILE & INTERNET CONNECTIONS

Please refer to Ofcom by using the following link [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

The vendors have advised that their current internet provider is 'Starlink' and the download speed is up to 250mbps.

## PLANS, AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.


## BOUNDARIES ROADS AND FENCES

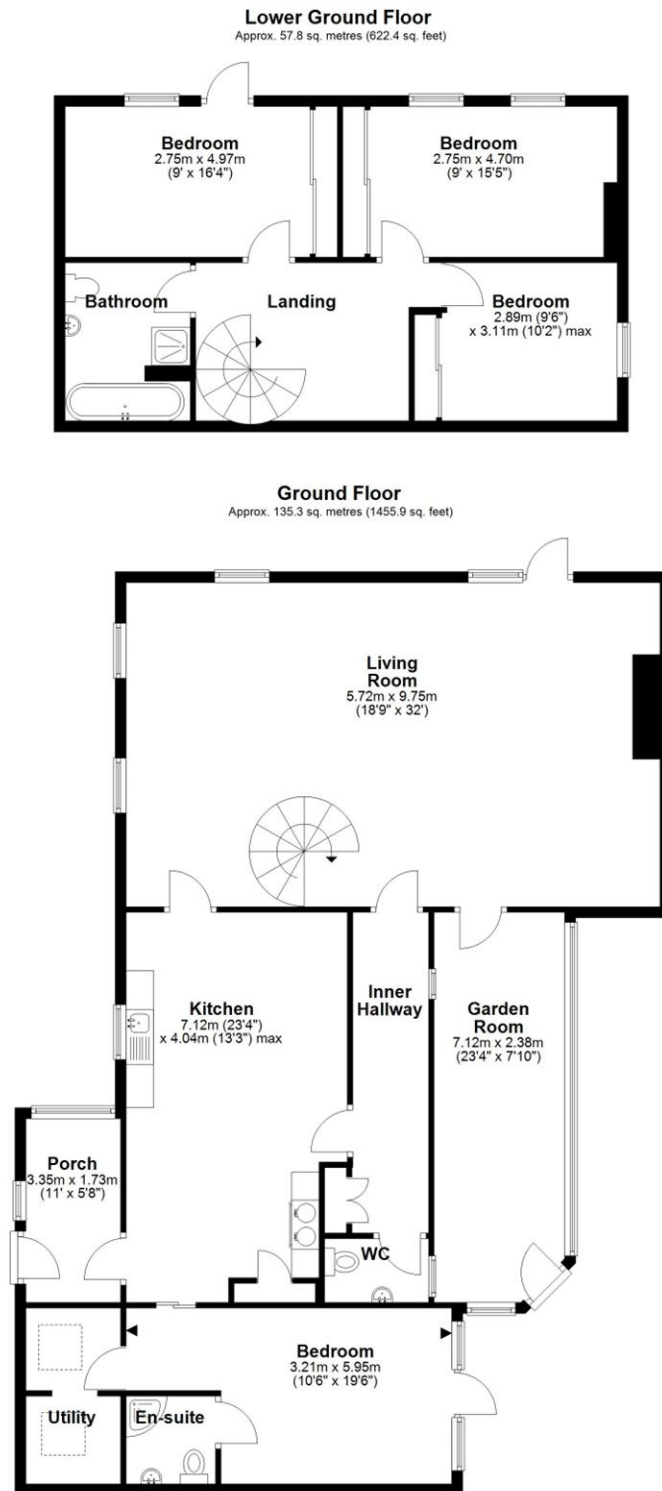
The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Vendors Agents will be responsible for defining the boundaries of ownership thereof.

## ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		76
55-68 <b>D</b>		
39-54 <b>E</b>	52	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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