Upper Llandewi

Llandewi Fach, Erwood, Builth Wells, Powys LD2 3UQ

Sunderlands

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Residential Rural Commercial

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Erwood
Builth Wells
Powys
LD2 3UQ

- *24 acre (approx.) country property*
- *Incredible mountainous backdrop*
- *Restored farmhouse full of charm*
- *Great choice of outbuildings*
- *Land certified as organic*
- *Stunning Mid Wales countryside*

Hay on Wye 8.5 miles
Brecon 15 miles
Hereford 29 miles

INTRODUCTION

Set within approximately 24 acres of certified organic pasture and enjoying a wonderfully peaceful position beneath the Begwyns, this impressive smallholding presents a rare opportunity to acquire a beautifully restored Grade II listed longhouse together with an excellent range of traditional and modern farm buildings.

The property occupies an attractive rural setting, surrounded by rolling countryside and enjoying a superb sense of tranquillity, while remaining accessible to nearby Hay on Wye, Brecon and Builth Wells. The land is well suited to a variety of agricultural, equestrian or lifestyle pursuits and is complemented by valuable grazing rights on the Begwyns Common, further enhancing the appeal for those seeking an authentic rural holding.

At the heart of the property lies the characterful longhouse, thoughtfully refurbished to combine its historic integrity with the comforts and flexibility required for modern living. The accommodation is arranged to provide adaptable family space, rich in period detail and charm, with an abundance of original features that reflect the heritage of the house.

The holding is particularly well served by an extensive range of outbuildings, including traditional stone buildings offering considerable potential for a variety of uses, together with a substantial modern portal frame barn ideally suited for livestock, equestrian use, machinery storage or general agricultural purposes.

The combination of organic land, versatile buildings, grazing rights and a beautifully restored period home creates an increasingly rare opportunity to enjoy a sustainable rural lifestyle in a highly attractive part of the Welsh countryside.

LOCATION

The property occupies a delightful rural position approximately one mile south of the B4594 Erwood to Painscastle road, on the edge of the beautiful Wye Valley and around four miles from the A470 near Glasbury-on-Wye. The setting offers an exceptional balance of tranquillity and accessibility, surrounded by unspoilt countryside beneath the Begwyns.

The nearby market town of Hay-on-Wye, renowned for its independent shops, cafes and internationally celebrated literary festival, lies approximately eight miles away, while Builth Wells is around 10 miles distant and Brecon approximately 15 miles, both offering a wider range of everyday amenities, schooling and leisure facilities.

The surrounding countryside is particularly noted for its natural beauty and outdoor pursuits. The Begwyns provide extensive walking and riding opportunities with far-reaching views across the Welsh borders, while the River Wye and wider Wye Valley are highly regarded for fishing, cycling, canoeing and outdoor recreation.

For more comprehensive facilities, the cathedral city of Hereford lies approximately 29 miles to the east, providing an extensive range of shopping, educational and transport amenities.

ACCOMMODATION

Entered via a traditional front porch, the house immediately reveals its warmth and character, opening into an inviting kitchen rich in period charm. Beautiful timber detailing and exposed stonework combine to create an authentic farmhouse atmosphere, while a range of fitted kitchen units and a single bowl sink provide practical everyday functionality.

A substantial exposed stone wall and fireplace forms a striking focal point to the kitchen, housing a traditional solid fuel Rayburn which provides both warmth and character. The room is further enhanced by a generous walk-in pantry, complete with original salting slab, reflecting the heritage of the property. Adjoining the kitchen is a practical utility room, ideal for boots and outdoor clothing, which also provides access to a shower room.

The sitting room is everything one would hope for in a period longhouse, centred around an impressive deep recessed fireplace with a substantial stone lintel and fitted 'Clearview' woodburning stove. Hand-carved ceiling timbers and a winding stone staircase further enhance the remarkable sense of history and craftsmanship within the room.

Completing the ground floor is a versatile study/music room, incorporating the remnant of the original cruck frame — a particularly special feature that adds both architectural interest and authenticity

To the first floor, the house offers highly flexible accommodation. Currently arranged to provide five bedrooms, two are accessed via adjoining rooms, forming a traditional layout typical of the period. However, there is clear scope to reconfigure the space with the introduction of partitions with inner landings to create more formal, independent bedroom accommodation if desired.

Throughout the upper floor, the character of the house continues, with exposed stonework and impressive timber detailing adding warmth, texture and a strong sense of heritage to the rooms. A family bathroom completes the first floor accommodation.

The Restoration

The impressive longhouse was the subject of a comprehensive and sympathetic refurbishment programme during 2013/2014, carefully undertaken to preserve the integrity and character of the building while enhancing comfort and efficiency for modern living.

Particular attention was given to the use of traditional and appropriate materials throughout, with much of the restoration materials supplied by Ty-Mawr Lime, the renowned specialist in materials for historic buildings. The works included the construction of a new warm roof structure, together with an insulated limecrete ground floor incorporating underfloor heating, creating a comfortable and energy-efficient living environment whilst remaining faithful to the building's heritage.

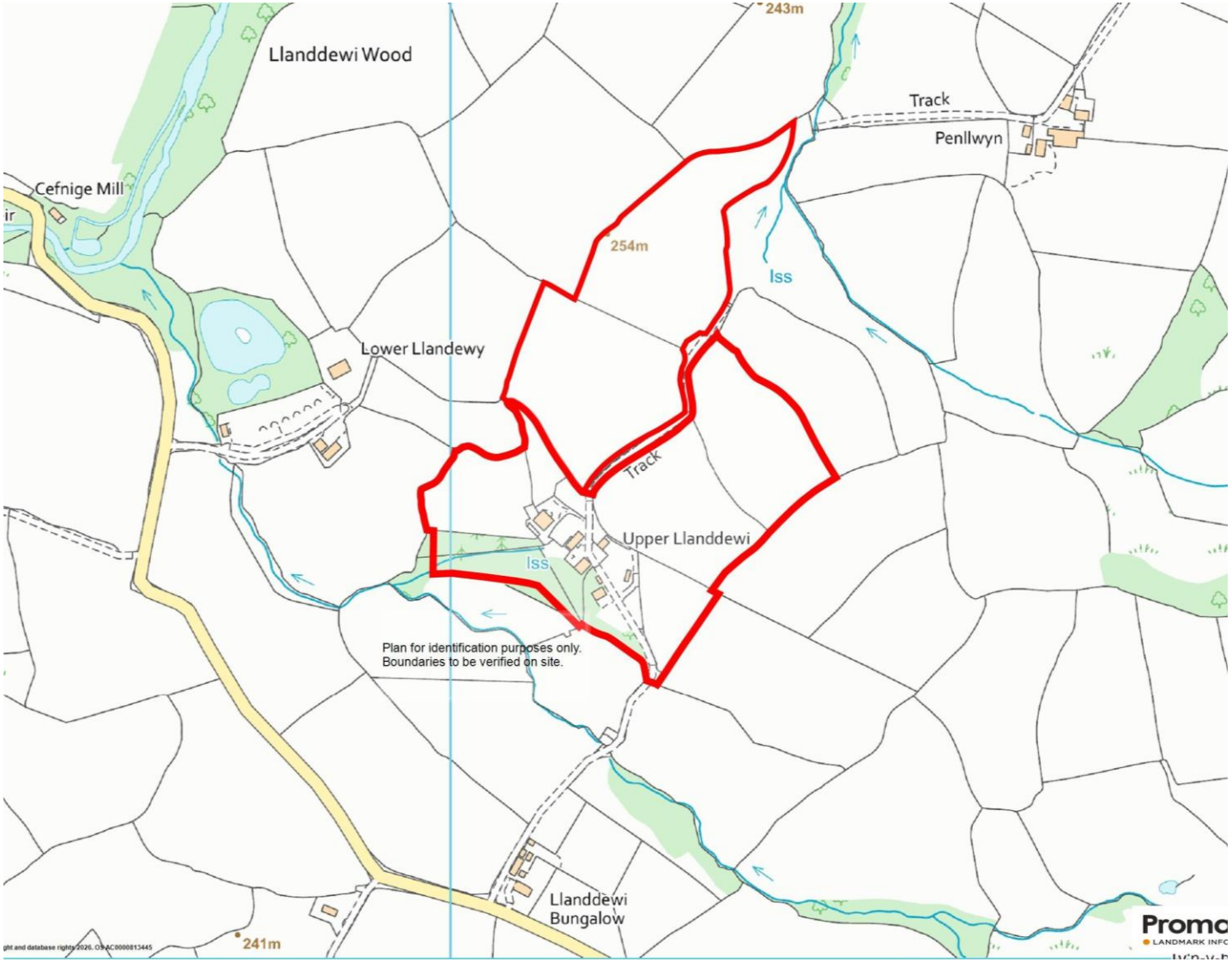
Further improvements included the replacement of external doors, the installation of double glazed windows and extensive upgrades to the plumbing and electrical systems, all carried out with sensitivity to the property's historic fabric. The result is a beautifully restored longhouse that successfully combines period authenticity with the practicality and convenience of contemporary country living.

Gardens, Grounds and Outbuildings

Set within approximately 24 acres of predominantly pastureland, but also benefitting from a delightful area of established native woodland, providing a high degree of privacy and an attractive natural backdrop (an additional 10 acres may be available). The traditional outbuildings are arranged around a charming courtyard and include a range of useful stone buildings, one of which has been thoughtfully adapted for use as a home office.

In addition, there is a selection of modern portal frame buildings offering excellent versatility for machinery storage, livestock housing, stabling or general agricultural use.

Immediately to the rear of the house are beautifully landscaped gardens, featuring a stone patio, extensive level lawn and well-stocked mature borders, creating an inviting and private outdoor setting. The grounds are further enhanced by a productive orchard and a separate vegetable garden complete with polytunnel, ideal for those seeking a more self-sufficient lifestyle.



SERVICES
The property is connected to mains electricity, spring water supply, septic tank drainage. Air source heat pump providing central heating.
In addition, photovoltaic panels contribute to the electrical supply and hot water, and provide a useful supplementary income through the feed in tariff, generating roughly £1800 pa until 2031.
Please note that the services or service installations have not been tested.

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: 01497 822522
d.thomas@sunderlands.co.uk
Office opening hours:
Mon-Fri 9.00am-5.00pm.
Sat 9.00am-12 noon.

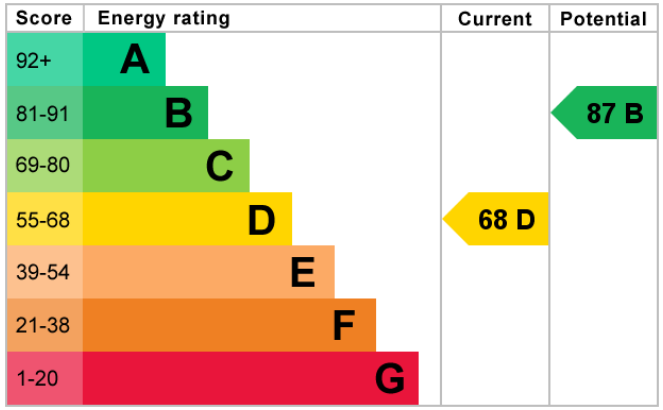
MOBILE & INTERNET CONNECTION
Some mobile signals are poor in this area. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

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.

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.

DIRECTIONS
The postcode will get you close to the property but to identify the turn onto the lane that leads to the property please use what3words locator: ///adverbs.marker.ultra once on this lane follow for 150m before reaching the property.

NOTES
- A footpath crosses through the property
- An ‘unclassified road’ passes through the farmyard



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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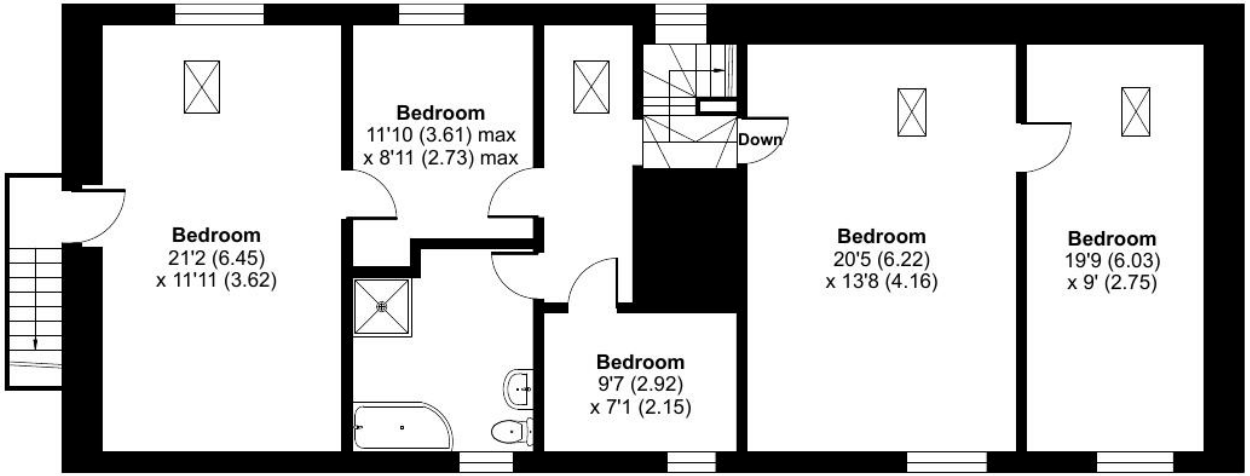
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911

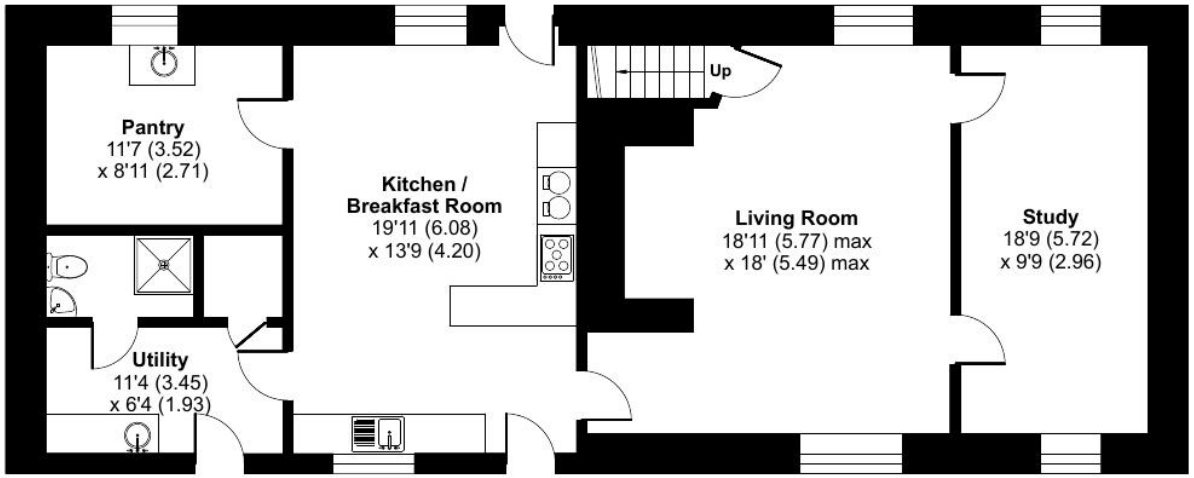
Llandewi Fach, Builth Wells, LD2

Approximate Area = 2197 sq ft / 204.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
Produced for Sunderlands. REF: 1448534

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