# 5 Harolds Field

## Boughrood, Brecon, Powys LD3 0YQ



Sunderlands
Residential Rural Commercial

**5 Harolds Field**
**Boughrood**
**Brecon**
**Powys**
**LD3 0YQ**

- ***Impressive contemporary home***
- ***Modern development in popular village***
- ***3 bedroom but originally a 4 bedroom home.***
- ***Large open plan living area***
- ***Close to riverside walks***
- ***Something a little different***

**Brecon 11 miles**
**Hay on Wye 8 miles**
**Builth Wells 12 miles**

## INTRODUCTION

5 Harolds Field is an attractive contemporary home, built in 2006 and forming part of a small and select development of just six properties, arranged around a shared central courtyard in the village of Boughrood.

Thoughtfully designed to make the most of natural light and space, the property offers bright, well-proportioned accommodation with clean architectural lines, generous glazing and a layout that flows comfortably from room to room. The result is a home that feels light, airy and modern, whilst retaining a welcoming and practical feel for everyday living.

Originally designed as a four-bedroom property, the current owners have adapted the accommodation to create three bedrooms. Importantly, the original configuration could be reinstated, with only limited works required to recreate a fourth bedroom. This flexibility makes the property particularly appealing to those looking for adaptable accommodation, whether for family living, visiting guests or working from home.

The property has also been successfully operated as a holiday let, demonstrating its appeal as a lifestyle or investment opportunity. Equally, its comfortable accommodation, contemporary design and village setting make it an ideal choice as a permanent home.

Set within the beautiful Wye Valley, Harolds Field combines modern, flexible living with the charm of a small village community and the surrounding countryside. A lovely opportunity to acquire a home that offers both comfort and versatility.



## LOCATION

Boughrood is a charming village set within the beautiful Wye Valley, surrounded by the rolling countryside and scenic landscapes for which this part of mid Wales is so well regarded. The village enjoys a peaceful rural atmosphere, offering an appealing setting for those looking to enjoy a quieter pace of life, whilst remaining within reach of nearby towns and their everyday amenities.

The River Wye and surrounding countryside provide a wonderful backdrop for outdoor pursuits, with opportunities for walking, cycling, fishing and exploring the many picturesque villages and attractions throughout the valley.

The nearby market town of Brecon, Hay on Wye and Builth Wells offers a wider range of shops, services and facilities, together with schooling and leisure amenities. The area is also well placed for enjoying the wider attractions of the Brecon Beacons National Park and the beautiful landscapes of the Welsh countryside.

Combining a welcoming village environment with easy access to the great outdoors, Boughrood is an appealing location for both permanent living and those seeking a relaxing rural retreat.



**ACCOMMODATION**

The property is entered into an entrance hallway, which provides access to a useful cloakroom/utility room, offering practical space for coats and foot wear.

The heart of the home is undoubtedly the impressive open-plan living, dining and kitchen area. A wonderfully light and spacious room, it benefits from extensive glazing to the rear, allowing natural light to flood in whilst enjoying a lovely outlook over the garden. A wood-burning stove provides an attractive focal point, creating a cosy atmosphere for quieter evenings, while the generous proportions make this an ideal space for entertaining family and friends.

The kitchen is fitted with a contemporary range of units, complemented by integrated appliances, including an oven and hob, together with a breakfast bar providing a sociable spot for more informal dining. A useful adjoining storage cupboard/ pantry keeping the main kitchen area neat and uncluttered. Glazed doors provide direct access to the garden, whilst another leads into a particularly striking double-height winter garden. This wonderful additional space is a real feature of the property, enjoying a sunny southerly aspect and a lovely connection with the outdoors. Whether used for dining, relaxing or entertaining, it provides a versatile space that can be enjoyed throughout the year.

The first floor offers three well-proportioned bedrooms, with the principal bedroom suite providing a particularly appealing retreat. This generous room benefits from a dedicated dressing area (formerly bedroom 4), together with a shower room featuring a shower, twin washbasins and a separate WC. A door also opens onto a private balcony, overlooking the impressive garden room below.

The second bedroom is another comfortable double room and benefits from its own en-suite bathroom, while the third bedroom is served by a separate shower room. All three bedrooms enjoy good natural light, with attractive maple flooring adding to the contemporary feel of the accommodation.

Originally designed as a four-bedroom home, the property has been adapted by the current owners to provide its present three-bedroom layout. There is, however, scope to recreate a fourth bedroom with limited works, offering useful flexibility to suit a variety of needs.








peace
dream



















## OUTSIDE

The property enjoys an enclosed, level and private rear garden, thoughtfully arranged to provide a choice of spaces in which to relax and enjoy the outdoors. Designed with ease of maintenance in mind, the garden incorporates a paved patio, lawn and decked seating area, complemented by decorative slate chippings and well-stocked shrub borders. There is plenty of opportunity for outdoor dining, entertaining or simply enjoying a peaceful moment in the sunshine.

Side access leads around to the front of the property, where a chipping area and useful log store are provided, with a pathway leading to the main entrance.

Parking lies adjacent to the rear gardens forming part of the shared Courtyard area, an area owned by the 6 properties within the development.

## SERVICES

The property is connected to mains electricity, drainage and water. Oil fired central heating.

Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

The property is currently registered for Business Rates whilst it is being used as a holiday let. The new owner would need to inform Powys Council on occupation to receive a new council tax banding.

## 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.

## NOTES

Courtyard is owned by each of the 6 properties around the courtyard.

## DIRECTIONS

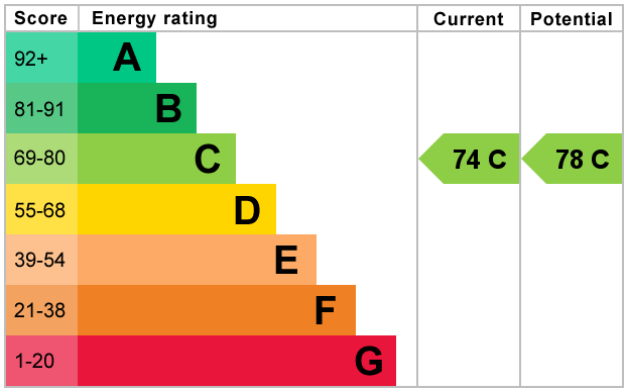
What3words: ///luring.reflector.bars

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

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.

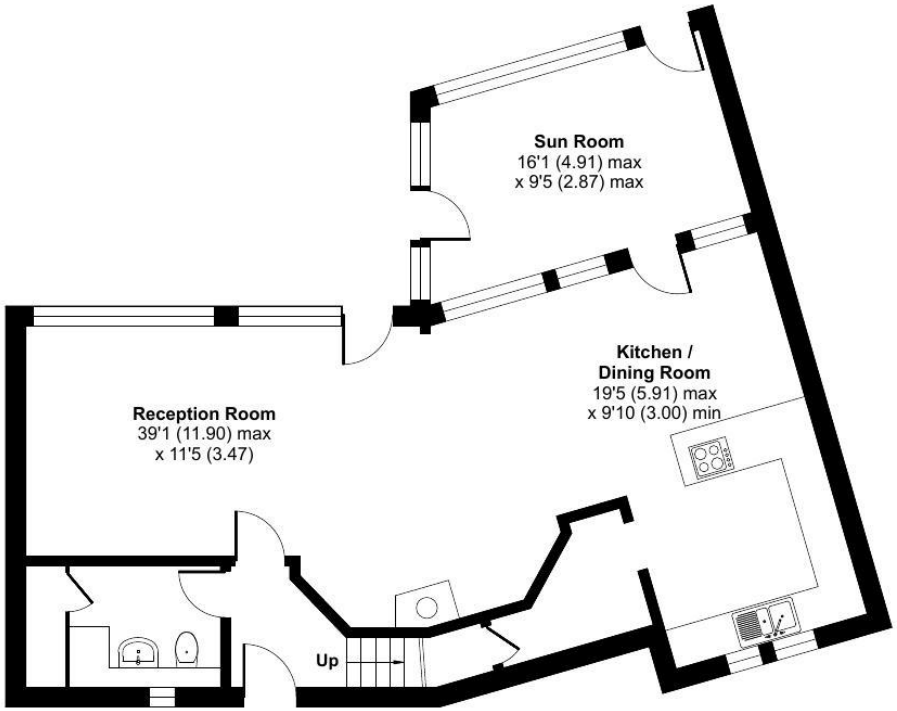
Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.
REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ REGISTERED NO: OC338911



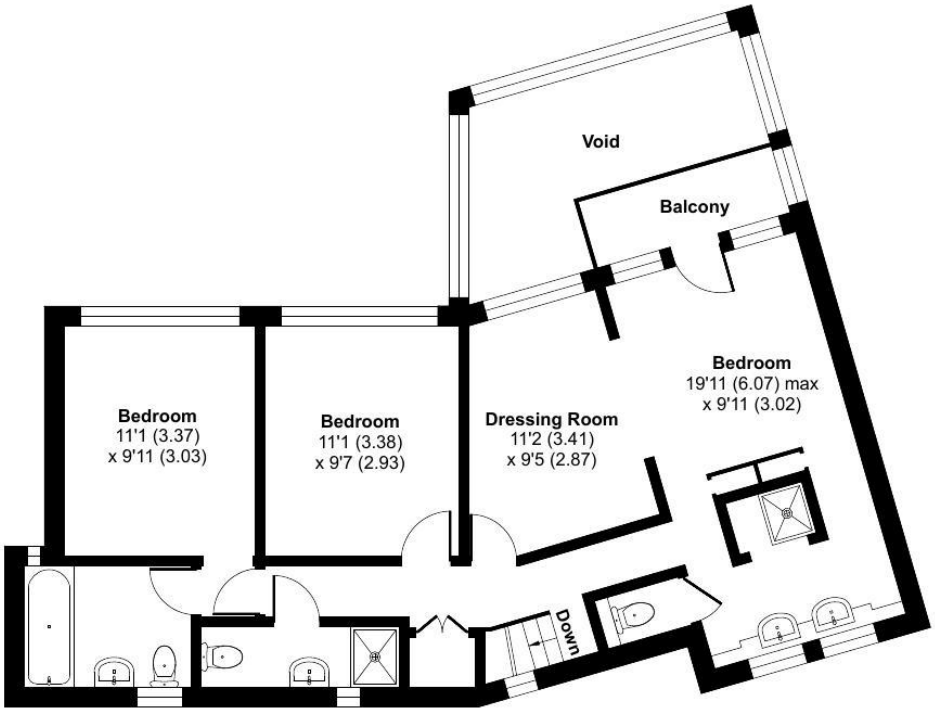
# Harolds Field, Boughrood, Brecon, LD3

Approximate Area = 1604 sq ft / 149 sq m (excludes void)

For identification only - Not to scale




GROUND FLOOR




FIRST 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: 1542004

Darren Thomas
01874 640840
d.thomas@sunderlands.co.uk