

FRONSERTH Llanyre, Llandrindod Wells, Powys LD1 6DY

Price Guide £575,000



- Charming Period Three Bedroom Character Cottage
 - Purpose-Built American Style Barn
- Four Loose Boxes & Hay Barn
- Extensive and Beautifully Maintained Gardens
- Spectacular Private Setting with No Near Neighbours and Breath-Taking Far-Reaching Views
- Approx. 6.5 Acres In All
- No Upward Chain

REF EO8620

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Llandrindod Wells 1.5 miles • Builth Wells 9 miles • Newtown 26 miles • Brecon 29 miles

A charming detached three bedroom period cottage set within approximately 6.5 acres in a private hillside location with no near neighbours and outstanding views, near Llandrindod Wells.

This truly delightful period cottage (dating back to the 15th century) offers a rare opportunity to acquire a home of considerable charm, history and tranquility. Enjoying a spectacular elevated position with far-reaching views and no near neighbours, the property is perfectly suited to those seeking a peaceful rural lifestyle.

Steeped in history and featured in "Houses and History in the Marches of Wales: Radnorshire 1400–1800", the cottage is believed to date back to the 15th century, showcasing a wealth of original character including part-exposed cruck frames, an impressive inglenook fireplace, and exposed beams.

The property is well-equipped for equestrian enthusiasts or for smallholding use, offering a range of useful outbuildings which the current owners use for keeping alpacas. They also grow a large quantity of vegetables in the very productive garden.

The nearby village of Llanyre offers a popular pub and church, whilst Llandrindod Wells provides a full range of shops, healthcare facilities, and leisure amenities including a golf club.



THE RESIDENCE

The cottage has recently been refurbished by the current owners with improvements including deep insulation on the external walls, an air-source heat pump heating system and solar PV panels with a feed-in tariff and battery storage. In the agents' opinion the property offers comfortable accommodation arranged on two floors, with the added benefit of an oil-fired Rayburn in the kitchen. The accommodation in brief is as follows, please refer to the floorplan for approx. room sizes.

A stable-style door leads to an L-shaped **Lobby / Utility Room** with quarry tile flooring, plumbing for washing machine and space for fridge. The **Cloakroom/Shower Room** has a window, cubicle with shower, WC, wash hand basin and tiled flooring

The recently refitted **Kitchen** has a range of bespoke oak kitchen units with worksurfaces incorporating a Belfast sink, oil-fired Rayburn, integral dishwasher, induction hob, electric oven with extractor over and quarry tiled flooring. It opens through to a **Dining Room** with a window overlooking the yard and slate flooring.

The **Sitting Room** has an oak door to outside, feature large inglenook fireplace with Clearview log burning stove and former bread oven, slate flooring, exposed beams and stairs to first floor with an attractive half turned landing

On the first floor there are **Three Bedrooms** and a **Family Bathroom** recently refitted with a Burlington Suite including a bath, wash hand basin and WC, and English oak flooring.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a quiet no-through country lane from the village, leading gently over a cattle grid and onto a farm track that winds through the land to the property's private entrance. From here, the track continues to a gated access, opening into a spacious arrival yard set just below the residence, creating an immediate sense of privacy and rural charm.

Arranged around the yard is a highly practical range of outbuildings, ideally suited to equestrian or smallholding use. These include a **Traditional Stone Mono-Pitch Pig Cott** c. 17'5 x 10' (5.2m x 3m), currently utilised as a useful **Log Store**, along with a **Hay Barn** c. 15'2 x 11'2 (4.6m x 3.3m) of timber and onduline construction, set on a concrete base.

A particular feature is the substantial **Kingsland Building**, re-roofed in 2016, c. 25' x 23'6 (7.6m x 7.2m). This versatile building benefits from a water harvesting system and incorporates **Four Integral Loose Boxes**, providing excellent facilities for equestrian use. The loose boxes measure as follows: **Stable One** c.11'3 x 11'2 (3.4m x 3.4m), **Stable 2** c. 11'7 x 11'5 (3.5m x 3.5m), **Stable 3** c. 11'5 x 11'5 (3.5m x 3.5m), **Stable 4** c. 15'8 x 11'2 (4.7m x 3.3m)

Accessed via a pedestrian gate from the yard, the gardens and grounds provide a beautifully inviting and tranquil setting, thoughtfully arranged to make the most of their exceptional position. A well-kept lawn is complemented by paved seating areas, ideal for outdoor dining and relaxation, alongside an attractive circular flower and shrub bed that adds both colour and interest throughout the seasons. A variety of mature trees further enhance the sense of privacy and seclusion, while framing truly breathtaking views across to Llandrindod Wells.

Beyond, a further garden gate leads to a highly productive **Vegetable Garden**, complete with a **Polytunnel**, offering excellent potential for those seeking a more self-sufficient lifestyle. This area is enriched by a selection of established fruit trees, including apple, cherry and plum.

The Land is divided into three principal areas. Above the house, a gently rising field provides an attractive backdrop, while below the farmstead lies a further pasture area, softly undulating and intersected by the driveway. Beyond this, an additional field has been sympathetically left fallow, encouraging wildlife and enhancing the property's natural charm.

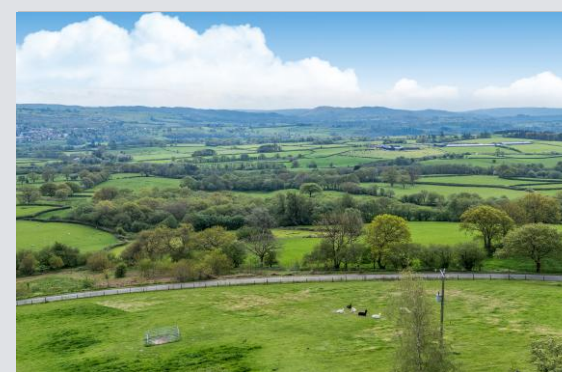
Of particular interest, part of the boundary follows what is understood to be an historic drovers' road, adding a distinctive feature with its established trees and natural gully, and contributing to the property's rich sense of heritage.

We understand that a single **Public Footpath** crosses the land; however, this is positioned well away from the house and outbuildings, ensuring that the privacy and enjoyment of the property remain undisturbed.

IN ALL APPROX. 6.5 ACRES
(About 2.6 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL

Tel: 01597 826000

SERVICES

MAINS ELECTRICITY, MAINS & PRIVATE WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP, PV SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING C

COUNCIL TAX E

DIRECTIONS

Travelling from the south (Builth Wells) continue on the A470 signposted for Rhayader. Upon reaching Newbridge on Wye turn right onto the B4358 and continue until reaching the turning left for Llanyre. Turn into the village, passing the public house on the left, the church on right and take the next left hand turning into Pantyrhiwen Lane (no through road). Continue up this lane passing some modern houses, go over a cattle grid and continue to a gated access with post box which is the entrance to Fronserth. Please note that this lane is navigable by car, however it is not suitable for very low-slung cars.

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