



PONTSIONI

LD2 3SQ



PONTSIONI ABEREDW

A restored and refurbished country house in a beautiful and secluded rural setting in the Upper Wye Valley with attractive gardens, woodland and grazing land.



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14.28

Local Authority: Powys County Council

Council Tax band: G

Tenure: Freehold

Ground rent: £<Ground Rent>



THE PROPERTY

Thought to have 16th century origins, the house was extended and remodelled in the 19th century. It was restored and further altered by the current owners in 2001. The house occupies a peaceful and private location with no near neighbours.

The principal reception rooms have elegant proportions with many well-preserved period features including fireplaces, large sash windows and a beautiful Oak staircase.

There are several versatile outbuildings including garaging, machinery and wood stores, garden sheds and workshops. In the garden there is a detached self-contained bothy with garden loo and woodburning stove, ideal as a home office or games room, or for use as occasional ancillary accommodation.









GARDEN AND GROUNDS

The gardens are a particular feature with many specimen trees as well as herbaceous and shrub borders, terraces and natural rockeries. There is also a small walled vegetable and fruit garden, wildflower meadows and around a mile of old railway line with spectacular bluebell woods and walks up to the Aberedw Rocks.

Grazing land in 3 stock proof enclosures with access to open hill and common grazing.

Pontsioni has commoners rights to graze 48 sheep (or 9 head of cattle)

Mature native woodland supporting countless mammals including deer, and birds including Ospreys, Kites, Peregrine Falcons and Buzzards.







SERVICES

Council Tax: Band G (Powys County Council)

Utilities – Mains electricity and water (unmetered supply). Private drainage via septic tank and soakaway field.

Oil fired central heating.

Flood risk – Very Low (Less than 0.1% chance of a flood each year)

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - BT Broadband is connected.

Not in a conservation area, National Park or AONB

A Public Right of Way (footpath) crosses through the woods and behind the outbuildings on the east side of the property.

Part of the property (to the east of the house and garden) is designated within the Aberedw Rocks SSSI.





LOCATION

Pontsioni is located in the Upper Wye Valley in a beautiful part of Mid Wales between Builth Wells and Hay-on-Wye.

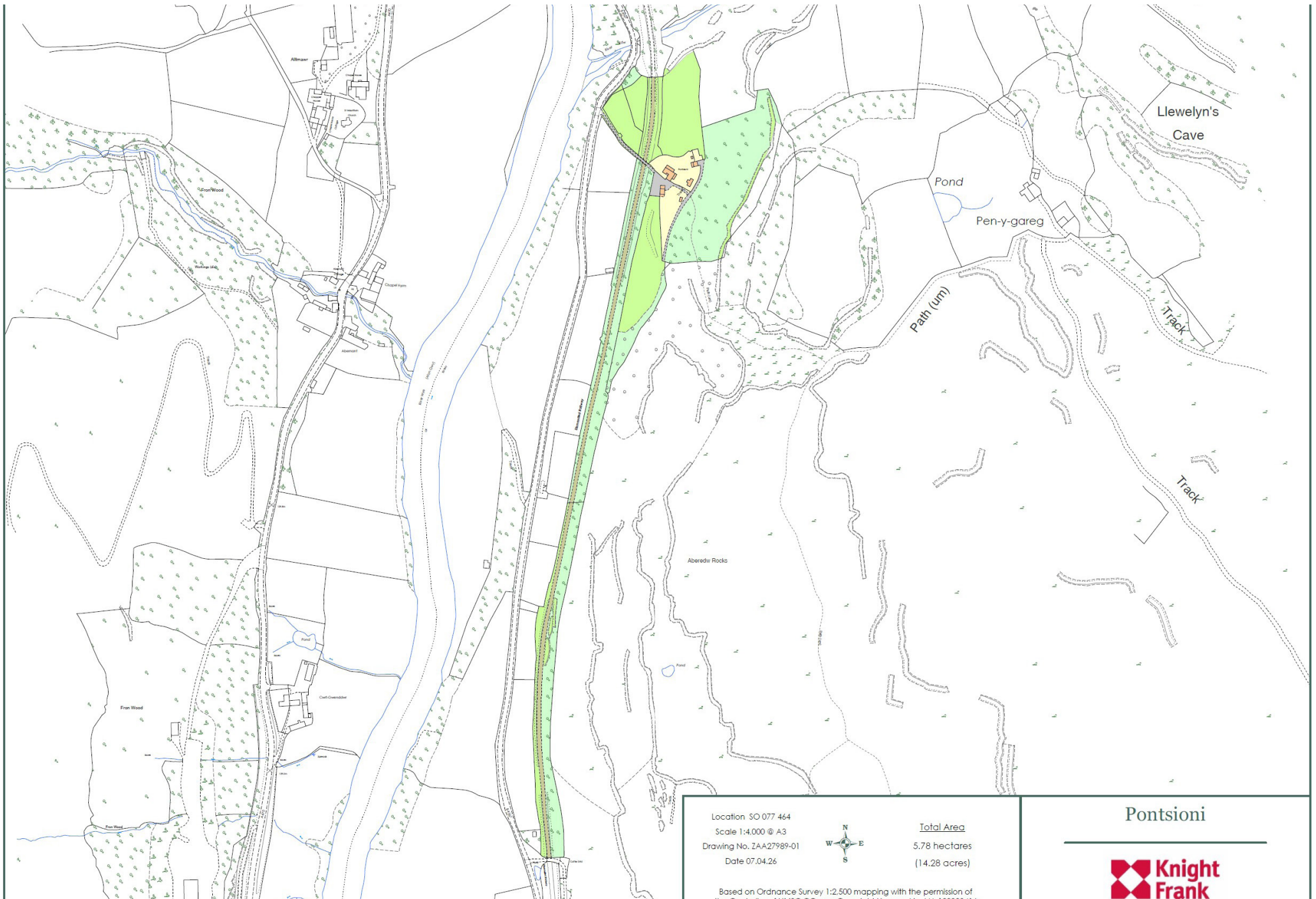
Builth Wells - 5 miles

Hay-on-Wye - 14 miles

<https://w3w.co/hips.riverboat.retrieve>

Post Code LD2 3SQ





Location SO 077 464
 Scale 1:4,000 @ A3
 Drawing No. ZAA27989-01
 Date 07.04.26

Total Area
 5.78 hectares
 (14.28 acres)

Based on Ordnance Survey 1:2,500 mapping with the permission of



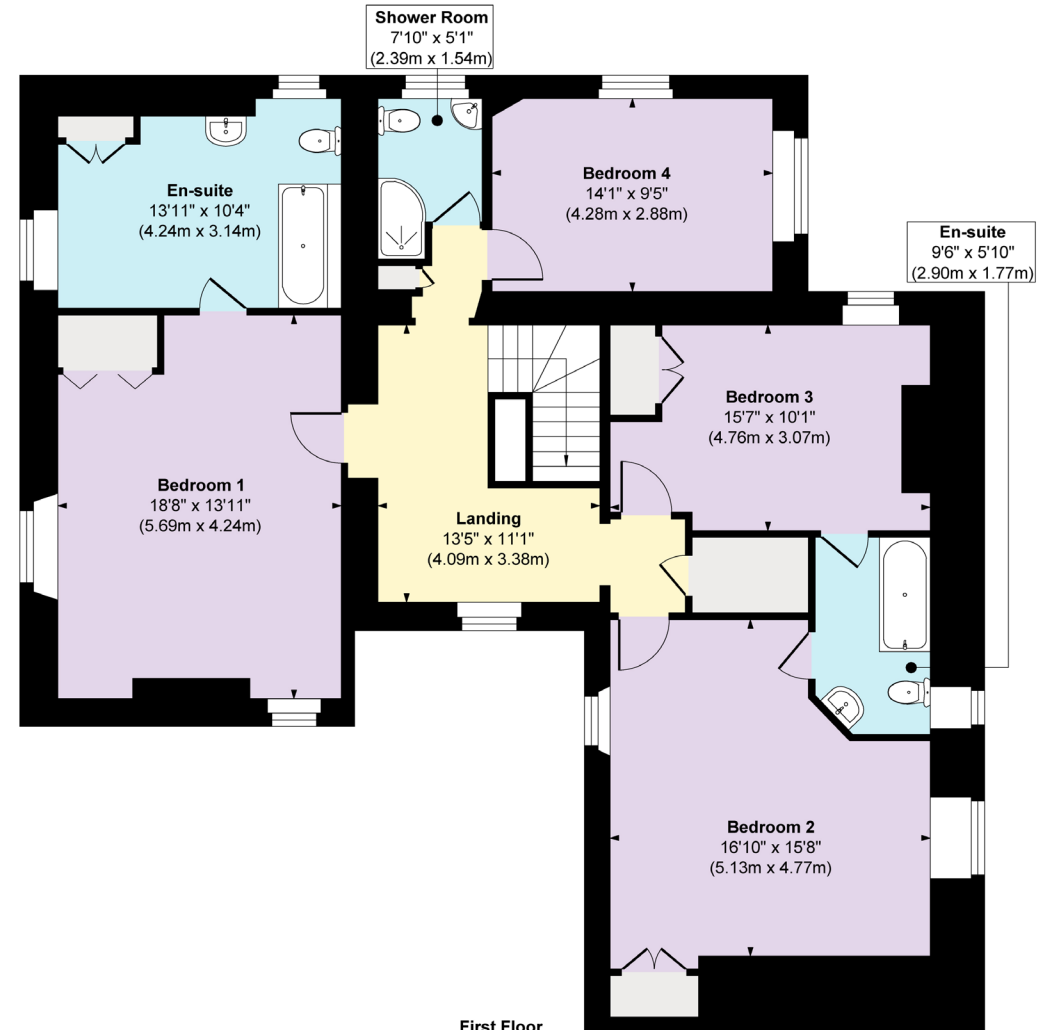
Pontioni



Pontsioni, Aberedw, Builth Wells, Powys, LD2 3SQ



Ground Floor
 Approximate Floor Area
 1584 sq. ft
 (147.12 sq. m)



First Floor
 Approximate Floor Area
 1291 sq. ft
 (119.93 sq. m)



Approx. Gross Internal Floor Area
Main House = 2875 sq. ft / 267.05 sq. m

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Approx. Gross Internal Floor Area
Outbuilding = 1921 sq. ft / 178.43 sq. m

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Your partners in property

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