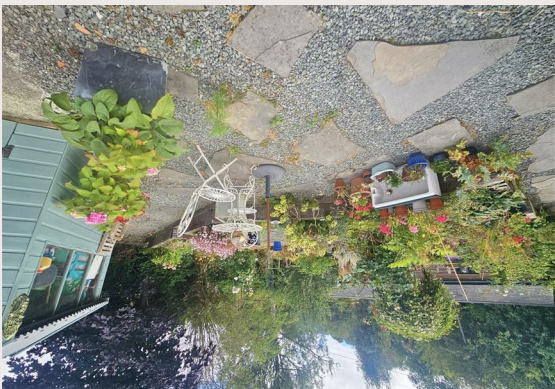




Pendre & The Bothy, Glascwm, Llandrindod Wells, LD1 5SE
Price £460,000

Pendre & The Bothy Glascwm Llandrindod Wells

A characterful two to three bedroom village home with three reception rooms, wonderful original features and far-reaching countryside views. Set in a peaceful rural spot, the cottage also offers a former bothy ideal for guest use or income potential, plus a car port and parking. A charming, flexible home with bags of personality in a stunning Mid-Wales setting.

- Character-rich interiors — exposed beams, stone walls and two fireplaces creating an authentic country feel.
- Versatile accommodation — 2–3 bedrooms and three reception rooms arranged for flexible living.
- High-quality kitchen — newly fitted with tiled flooring, garden views and space for a Rangemaster.
- Beautiful presentation — thoughtfully styled rooms blending cottage charm with modern comfort.
- Mature gardens — colourful borders, seating areas and a peaceful rural outlook.
- Practical parking — car port plus additional driveway space and useful outbuildings.
- Self-contained Bothy — former holiday let with kitchen, living space and mezzanine sleeping area.

Material Information
Price £460,000
Tenure: Freehold
Local Authority: Powys
Council Tax: D
EPC: D (60)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Introduction
Pendre is a beautifully presented and character-rich village home offering 2–3 bedrooms, three reception rooms, and a superb blend of traditional features and modern upgrades. The interiors showcase exposed beams, two fireplaces, exposed stone walls, and a newly fitted kitchen with tiled flooring, countryside views, and space for a Rangemaster. The home feels warm, inviting and full of personality, with each room styled to complement its period charm. Alongside the main house sits a self-contained Bothy, historically used as a holiday let, adding valuable flexibility and income potential.

Property description
The ground floor flows through a series of welcoming reception spaces, you enter into the garden room with views over the garden and then opens into the main house. The main living areas feature exposed stonework, wood-burning stoves, and original beams, creating a cosy, rustic atmosphere. The new kitchen/dining room is a standout space—light, modern and practical—with stone-tiled flooring, attractive cabinetry, and views over the gardens. Pendant lighting over the dining table adds warmth and character. There is a snug off to your right from the front door and could be used as a home office.

Upstairs, the bedrooms are beautifully styled, each with its own charm. Soft colour palettes, cottage-style doors, painted floorboards and thoughtful décor give the rooms a calm, homely feel. The main bathroom is modern yet sympathetic, with a mix of painted panelling, quality tiling and natural textures. A second bedrooms across the landing and then the option for a third bedroom or dressing room is accessed off the bathroom.

A second shower room downstairs provides additional convenience.

Gardens and parking
The gardens at Pendre are a true highlight. Mature planting, colourful borders, archways, raised beds and gravelled pathways create a wonderfully private and picturesque outdoor setting. The sunroom/garden room opens directly onto this space, offering a seamless indoor-outdoor connection.

There is a car port plus additional parking, and the grounds include useful outbuildings and seating areas positioned to enjoy the views across the surrounding hills.

The Bothy
The Bothy provides excellent ancillary accommodation, ideal for guests, multi-generational living or reinstating as a holiday let. It includes a kitchen/breakfast room, a living room with mezzanine sleeping area, and sits adjacent to the car port. Its rustic charm and independence make it a valuable addition to the property.

Location
Glascwm is a peaceful rural village nestled in the rolling Mid-Wales countryside. Known for its tranquillity, open landscapes and strong sense of community, it offers a slower pace of life while remaining accessible to nearby towns such as Builth Wells, Llandrindod Wells and Hay-on-Wye. The area is rich in walking routes, wildlife, scenic valleys and historic churches, making it ideal for buyers seeking countryside living with easy access to amenities. Properties in Glascwm rarely come to market, and Pendre occupies one of the village's most attractive positions.

Services
The property has mains water, electricity and oil fired heating. There are two multi fuel stoves also providing heating. The property has septic tank drainage and this was renewed by the current owner.

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Mobile
<https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD15SE&uprn=10011734295>

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Using What Three Words [///blanking.amber.snappy](https://www.what3words.com/blanking.amber.snappy) From Hundred House, follow the B4357 towards Glascwm, continuing along the lane as it winds through open countryside. Stay on this road for several miles until you reach the village. As you enter Glascwm, continue past the church and follow the road through the centre; Pendre will be found a short distance ahead on the left-hand side.

