



FELIN NEWYDD

LD3 ONE



FELIN NEWYDD LLANDEFELLE

On the market for only the third time in nearly 200 years, Felin Newydd is a beautifully restored and refurbished country house dating from the 17th century with mid-19th century additions. Extensive renovations have been undertaken by the present owners.



9



7



6



18.25

Local Authority: Powys County Council

Council Tax band: I

Tenure: Freehold



THE PROPERTY

One of the finest country houses in the historic county of Breconshire. Situated mid-way between Hay-on-Wye and Brecon, the house is framed in a glorious setting with grazing land extending to over 18 acres. Approached by private electric gates and a sweeping gravel drive to the front, the grounds have been landscaped, with a large lawn stretching down to a stream and parkland beyond. There is also a walled kitchen garden with a greenhouse and a stable block with three loose boxes, feed room and paddock. There is ample parking for multiple vehicles.

To the side of the house there is a substantial period coach house. Part of this has been converted into a soundproofed music studio/home office but the rest offers good potential for further upgrades.

Felin Newydd is a beautifully balanced country house and a true family home, combining scale with ease of living, all set within gracious and extensive grounds.









SERVICES

The house is not listed or in a conservation area or AONB.

Utilities – Mains electricity and water (unmetered). Private drainage via septic tank and soakaway field. Oil fired boiler (installed February 2023) provides central heating and hot water. The boiler is hydrotreated vegetable oil (HVO) ready.

Flood risk: flooding from surface water and small watercourses - risk less than 0.1% chance each year. Flooding from rivers- risk greater than 3.3% chance each year. There was some flooding to the lawn at the south of the house in 2024. The house and outbuildings have never flooded.

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

Internet connection: Fast Broadband connection is available. We advise you to check with your provider.







LOCATION

Felin Newydd is sited between Hay-on-Wye and Brecon in spectacular countryside, with the backdrop of Bannau Brycheiniog (Brecon Beacons) and the Black Mountains.

Hay-on-Wye, home to the renowned literary festival, is a vibrant border town abundant in boutiques, local producers, deli and cafes and within easy distance just to the north-east.

Brecon is famous for its Georgian buildings and is just a short drive away with shops, covered markets, cinema, theatre and a Norman Cathedral.

The renowned Felin Fach Griffin Inn is located within 2 miles of the house.

Road connections are good. The A40 provides fast access to the M4 and M50 for Bristol and London, the A470 for Cardiff.

The area is famed for its beauty and recreational opportunities. There are also glorious walks and rides through the surrounding countryside.

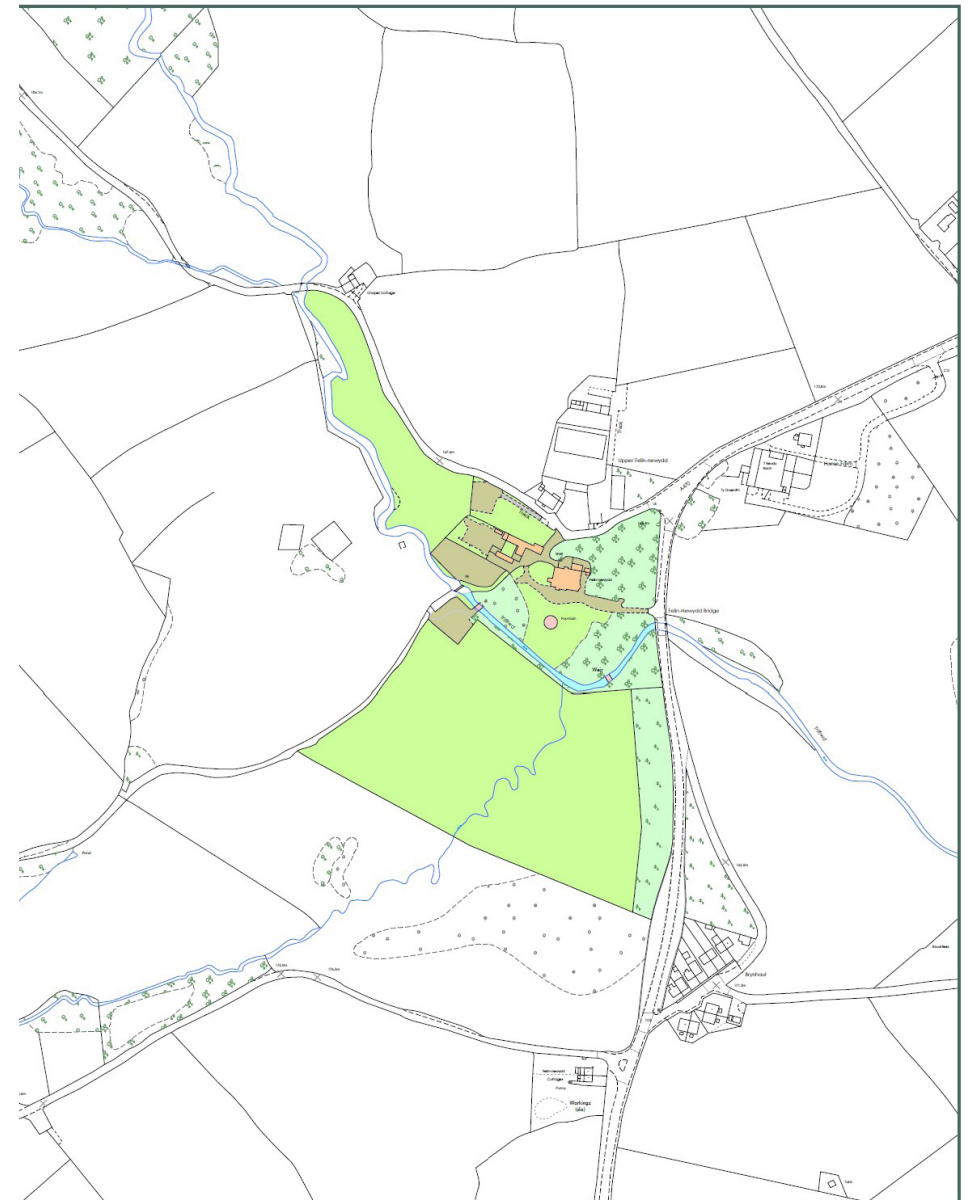




DIRECTIONS

Post Code: LD3 0NE

What 3 words: pleasing.outnumber.bypassed



Location: ST 116 359
 Scale: 1:4,000 @ A4
 Drawing No.: ZAA27879-01
 Date: 23.03.26



Total Area
 7.39 hectares
 (18.25 acres)

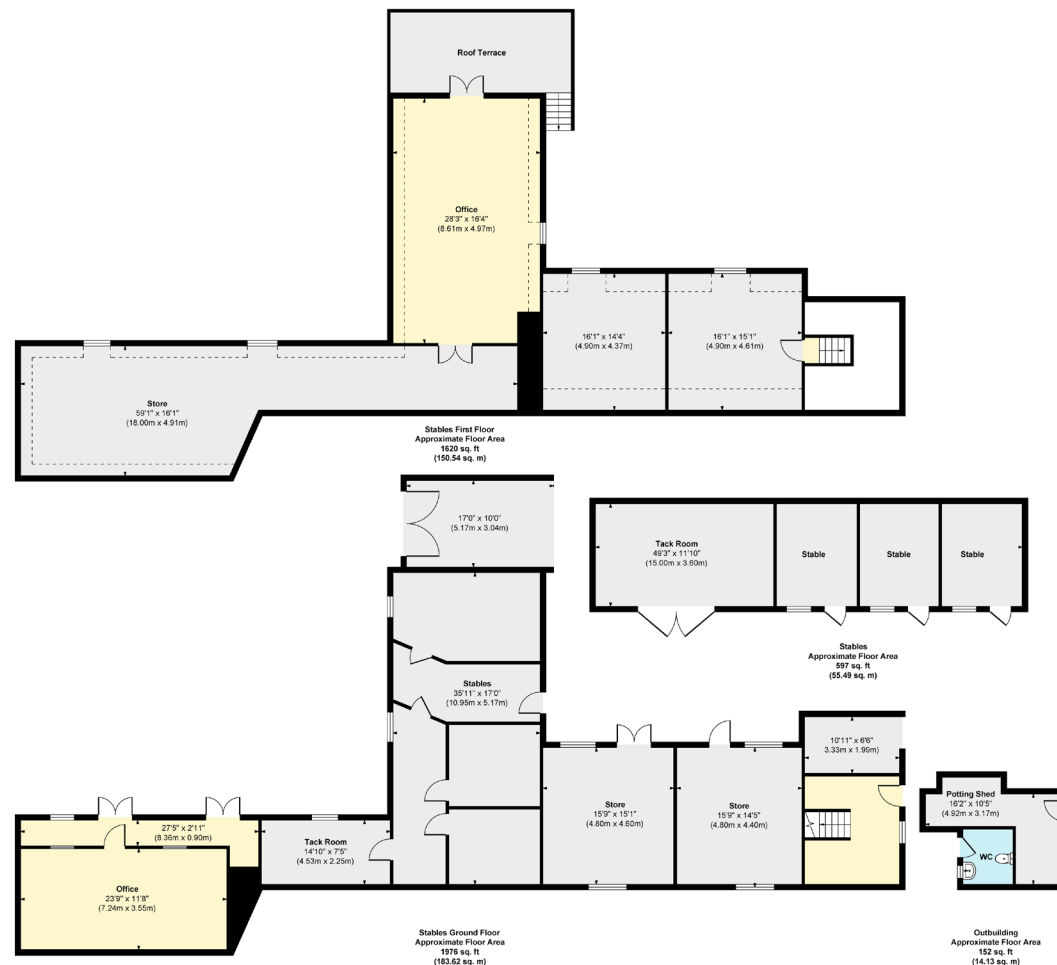
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Felin Newydd, Llandefalle,
 Brecon, Powys, LD3 0NE





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Approx. Gross Internal Floor Area
Stables = 4193 sq. ft / 389.65 sq. m
Outbuilding = 152 sq. ft / 14.13 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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