

New House

Llanfihangel Talyllyn, Brecon, Powys LD3 7TW



**New House
Llanfihangel Talyllyn
Brecon
Powys
LD3 7TW**

- *1.9 acre smallholding.*
- *Rural setting close to Llangorse*
- *1700 sq ft of accommodation*
- *One bedroom detached garden annex*
- *Landscaped gardens*
- *Perfect lifestyle home*
- *Stunning Powys countryside*

**Llangorse 4 miles
Hay on Wye 11 miles
Brecon 6 miles**



INTRODUCTION

Enjoying a peaceful rural setting just a mile from the village of Llanfihangel Talylyn, this charming smallholding centres around a detached, extended cottage offering generous and versatile accommodation. The property provides three double bedrooms and an abundance of living space, with the standout feature being the wonderful open-plan kitchen and garden room that forms the heart of the home. The beautifully maintained gardens, ample parking, carport and garage add to the practicality, while a self-contained one-bedroom holiday annex offers excellent flexibility. An adjoining paddock further enhances the lifestyle appeal, ideal for those seeking space for children, animals or a pony.

LOCATION

The property is conveniently positioned just a short drive from the village of Llanfihangel Talylyn, with the popular village of Llangorse approximately three miles away. Llangorse offers a primary school and village store and is widely known for its nearby lake, a centre for water sports and outdoor recreation. The market town of Talgarth, also around four miles distant, provides a selection of local shops and essential services including a medical practice. For a wider range of facilities, the historic town of Brecon lies approximately six miles away, offering supermarkets, schools, leisure amenities and a variety of independent shops and eateries. The surrounding countryside is particularly renowned for its striking scenery, with the Black Mountains close at hand and the Brecon Beacons National Park within easy reach, making this an ideal location for those who enjoy an active outdoor lifestyle.



ACCOMMODATION

A welcoming front porch opens into the sitting room, a comfortable space featuring attractive wood flooring and fitted shelving. From here, the dining room provides a characterful setting for family meals, complete with an eye-catching fireplace incorporating a period-style grate set on a traditional flagstone hearth.

A rear entrance hall offers practical day-to-day access to the property and leads to a useful utility room fitted with base units, plumbing for a washing machine and a convenient WC. The kitchen is well equipped with a comprehensive range of cupboards, space for a dishwasher and a range-style cooker with electric ovens and LPG gas hob. A particular feature is the oil-fired Redfyre cooking range, which also provides domestic hot water and central heating.

Leading directly from the kitchen is the impressive garden room, a later addition that greatly enhances the living space. This light-filled room features a vaulted ceiling and French doors opening onto the rear garden, creating a seamless connection between indoors and outside. Currently arranged as a breakfast and sitting area, it provides a relaxed and sociable space, enhanced by a wood-burning stove set neatly into one corner.

Upstairs, the first floor offers three double bedrooms, each enjoying pleasant views across the surrounding countryside. One bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom fitted with a panelled bath with shower over, WC and wash hand basin.







OUTSIDE

The property stands within approximately 1.8 acres of gardens and paddock, offering an excellent balance of landscaped outdoor space and practical grazing land. The gardens have been thoughtfully arranged and are particularly attractive, featuring areas of lawn, a small orchard, vegetable beds, seating areas and a charming wildflower garden that provides seasonal colour and encourages local wildlife.

There is ample parking available, complemented by a double carport and garage. The **self-contained holiday annex** adds valuable flexibility and is well suited for guest accommodation or holiday letting. The annex is arranged around an open-plan living and kitchen area fitted with a range of units and space for comfortable seating, together with a double bedroom and modern en-suite facilities.

SERVICES

The property is connected to mains water and electricity, private drainage. Oil fired central heating from the 'Redfyre' cooking range. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



MOBILE & INTERNET CONNECTION

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

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.

DIRECTIONS

Please use what3words:

///ulterior.expensive.pigtails

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



Darren Thomas
 Tel 01497 822522
 d.thomas@sunderlands.co.uk



Llanfihangel Talyllyn, Brecon, LD3

Approximate Area = 1725 sq ft / 160.3 sq m

Annexe = 290 sq ft / 26.9 sq m

Total = 2015 sq ft / 187.2 sq m

For identification only - Not to scale

