Knight Frank



LOWER DRAEN

LD3 0RG



LOWER DRAEN
LLANFILO

A beautifully converted detached three-bedroom barn in a truly enviable position, with commanding far-reaching views towards Talgarth.

3	3	3	EPC C

Local Authority: Powys County Council

Council Tax band: H

Tenure: Freehold

Guide Price: £800,000





THE PROPERTY

The heart of the home is an impressive open-plan kitchen, dining and living area, a light-filled and sociable space, perfect for modern family living and entertaining. The conversion has sympathetically retained much of the barn's original charm, complemented by contemporary finishes and extensive glazing that perfectly frames the views of the surrounding countryside.

The well-appointed accommodation currently comprises three generously proportioned bedrooms, with potential to create further bedrooms. The ground floor offers a versatile study/reception room, ideal as a home office, snug or potential fourth bedroom, together with a practical utility room. On the first floor are two impressive double bedrooms, both benefitting from en-suite shower rooms and built-in wardrobes. A particular highlight of the first floor is the spectacular space of the impressive reception room, where large picture windows perfectly frame the far-


RISERVA
DI
CACCIA



SERVICES

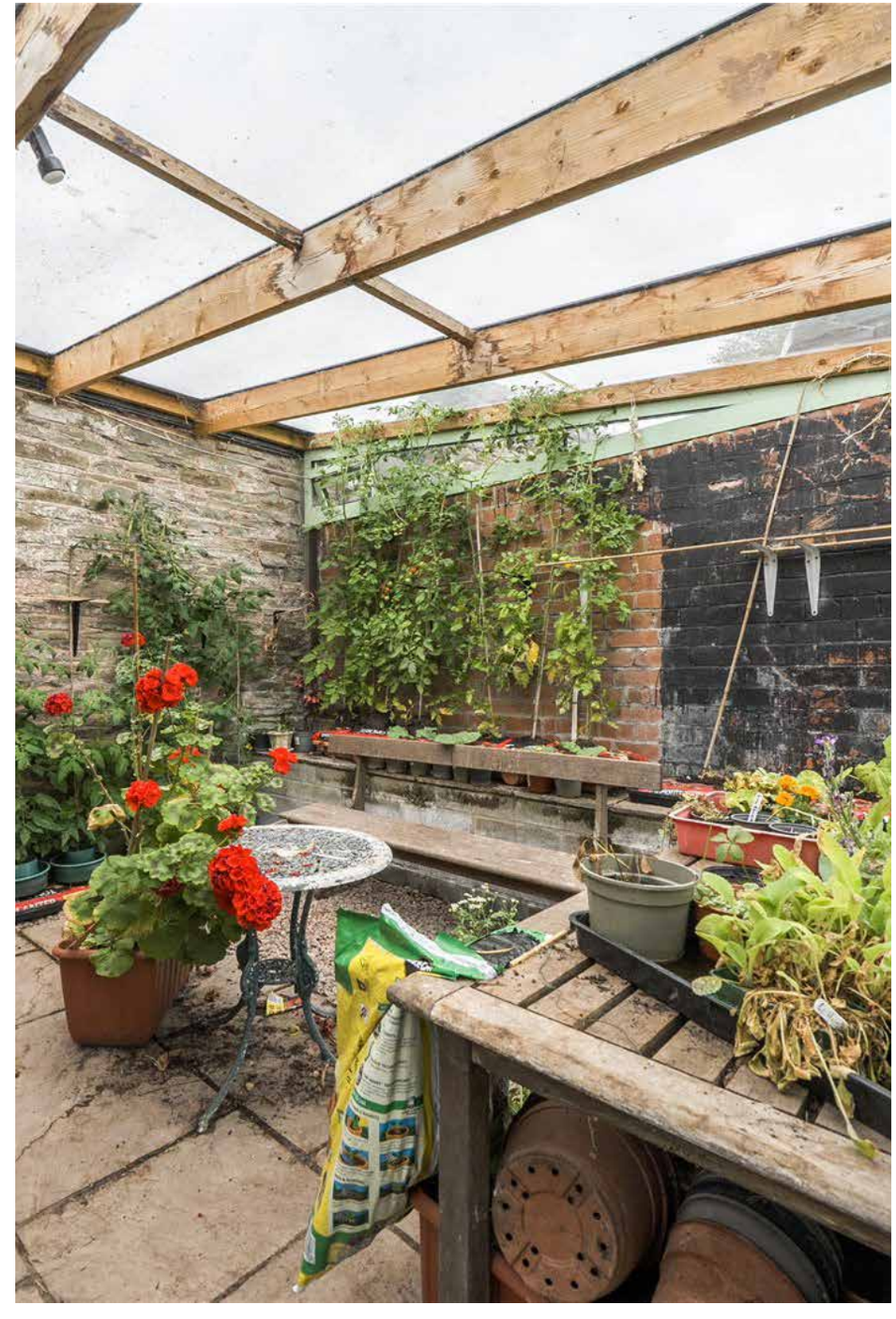
Council Tax - Band H
EPC - 70 C
Utilities – Mains electricity, Oil fired central heating (underfloor). Private drainage via septic tank and soakaway field. Private water supply from a borehole.
Double glazed windows.
Private, off street parking.
Not Listed
Flood risk - Very Low (Less than 0.1% chance 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. We advise you to check with your provider.
A public RoW (not used in 18 years) crosses the property. The owners have applied to divert the footpath - contact the agent for more details.



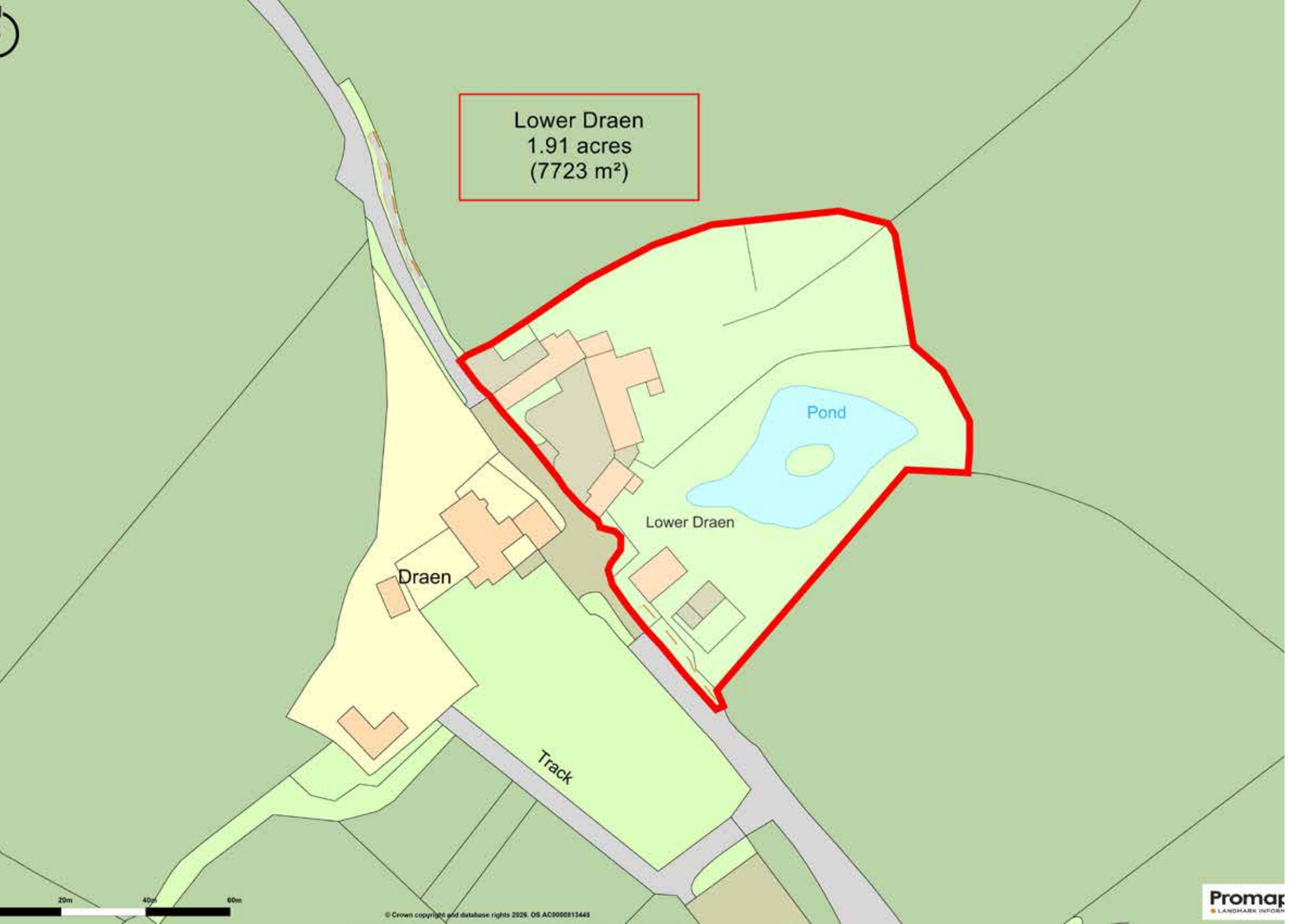
LOCATION

What3words: education.tribe.shaky

Llanfilo is a small hamlet situated between the market towns of Brecon and Talgarth. It lies approximately one mile from the Hay-on-Wye to Brecon road therefore providing good access to local amenities. The nearest village is Bronllys where there is a petrol station, village store and local pub. More facilities can be found in Brecon including leisure centre complex, theatre, cinema, doctors surgery etc. Other renowned towns within the area include Hay-On-Wye approximately 9 miles, Builth Wells - home to the Royal Welsh Showground 13 miles, and Crickhowell approximately 14 miles. The surrounding area is known for its beautiful scenery including the Black Mountains and the Brecon Beacons.






Lower Draen
1.91 acres
(7723 m²)
Pond
Lower Draen
Draen
Track
20m
40m
60m
© Crown copyright and database rights 2026. OS AC0000813445

Lower Draen, Llanfilo, Brecon, Powys, LD3 0RG



Approx. Gross Internal Floor Area
Main House = 3902 sq. ft / 362.64 sq. m
Outbuilding = 957 sq. ft / 89.00 sq. m
Barn = 349 sq. ft / 32.50 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.
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

Knight Frank

We would be delighted to tell you more.

Charles Probert
07957 333495
charles.probert@knightframk.com

Knight Frank
4-5 High Town
Hereford HR1 2AA

knightframk.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF West Midlands Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF West Midlands Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF West Midlands Ltd. 2. Material Information: Please note that the material information is provided to KF West Midlands Ltd, by third parties and is provided here as a guide only. While KF West Midlands Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated October 2026. Photographs and videos dated October 2026. All information is correct at the time of going to print. KF West Midlands Limited, a company registered in England and Wales with registered number 13144773. Our registered office is at 9 College Hill, Shrewsbury, Shropshire, SY1 1LZ. KF West Midlands Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP