

Troedrhiwchwarel

Llangammarch Wells, Powys LD4 4EN



**Troedrhiwchwarel
Llangammarch Wells
Powys
LD4 4EN**

- *2500 sq ft of accommodation*
- *Spacious gardens and amenity woodland with some grazing*
- *41 acres of woodland*
- *3/4 bedrooms and 2 bathrooms*
- *Private setting with dramatic landscaped backdrop*
- *Outstanding panoramic views*

**Builth Wells 9 miles
Hay on Wye 25 miles
Brecon 19 miles**

INTRODUCTION

Occupying a wonderfully secluded position at the end of a lane, this exceptional rural property combines a traditional extended three/ four bedroom house with an extensive area of woodland, offering a rare opportunity to acquire a substantial piece of Mid Wales countryside.

The property comprises two separate Land Registry titles, including the principal residence set within attractive gardens and an area of amenity woodland, together with a parcel of woodland mainly coniferous, extending to approximately 41 acres, all surrounded by open farmland and enjoying far-reaching views towards the dramatic mountainous landscape, the setting is remarkably peaceful and private.

The combination of a comfortable home, established woodland and significant acreage creates considerable lifestyle appeal, for those seeking a rural retreat or for those with an interest in forestry and the countryside. The woodland itself provides a fascinating natural environment and a valuable resource, while the secluded setting offers a genuine sense of escape from the everyday.



LOCATION

Occupying a private position approximately one mile from the village of Llangammarch Wells, the property is approached via a rural lane and enjoys a remarkable sense of peace and seclusion, with no immediate neighbours and far reaching exceptional views

Llangammarch Wells is a small and picturesque community set within the beautiful landscapes of Mid Wales, surrounded by rolling farmland, woodland and dramatic mountain scenery. The area is particularly well suited to those who enjoy walking, cycling, riding and other outdoor pursuits, with an abundance of unspoilt countryside on the doorstep.

The nearby market towns of Builth Wells and Llanwrtyd Wells (about 10 mins drive) provide a wider range of everyday amenities, while the larger centres of Brecon and Llandrindod Wells are within convenient travelling distance. This is an appealing location for those seeking a private rural lifestyle, with excellent access to the landscapes for which this part of Wales is renowned.



ACCOMMODATION

The property is entered into a generous kitchen, fitted with a good range of units together with space for appliances and enjoying attractive views towards the surrounding countryside and dramatic mountainous backdrop.

From here, the accommodation flows into the spacious sitting room, a comfortable and welcoming reception space featuring fitted shelving and a fireplace housing an LPG gas stove. A dining hall provides a natural link through to the rear hallway, where there is a useful utility room, ground floor family bathroom and a well-proportioned double bedroom.

A second double bedroom is accessed from the sitting room via a generous dressing area and benefits from its own en-suite bathroom, providing excellent flexibility for guests or family members.

The first floor provides a particularly versatile sitting area, which could equally serve as an additional bedroom. Sliding patio doors open onto a small balcony, taking full advantage of the wonderful rural views. A further generous double bedroom completes the main first-floor accommodation, while an additional space offers useful potential as a home office.







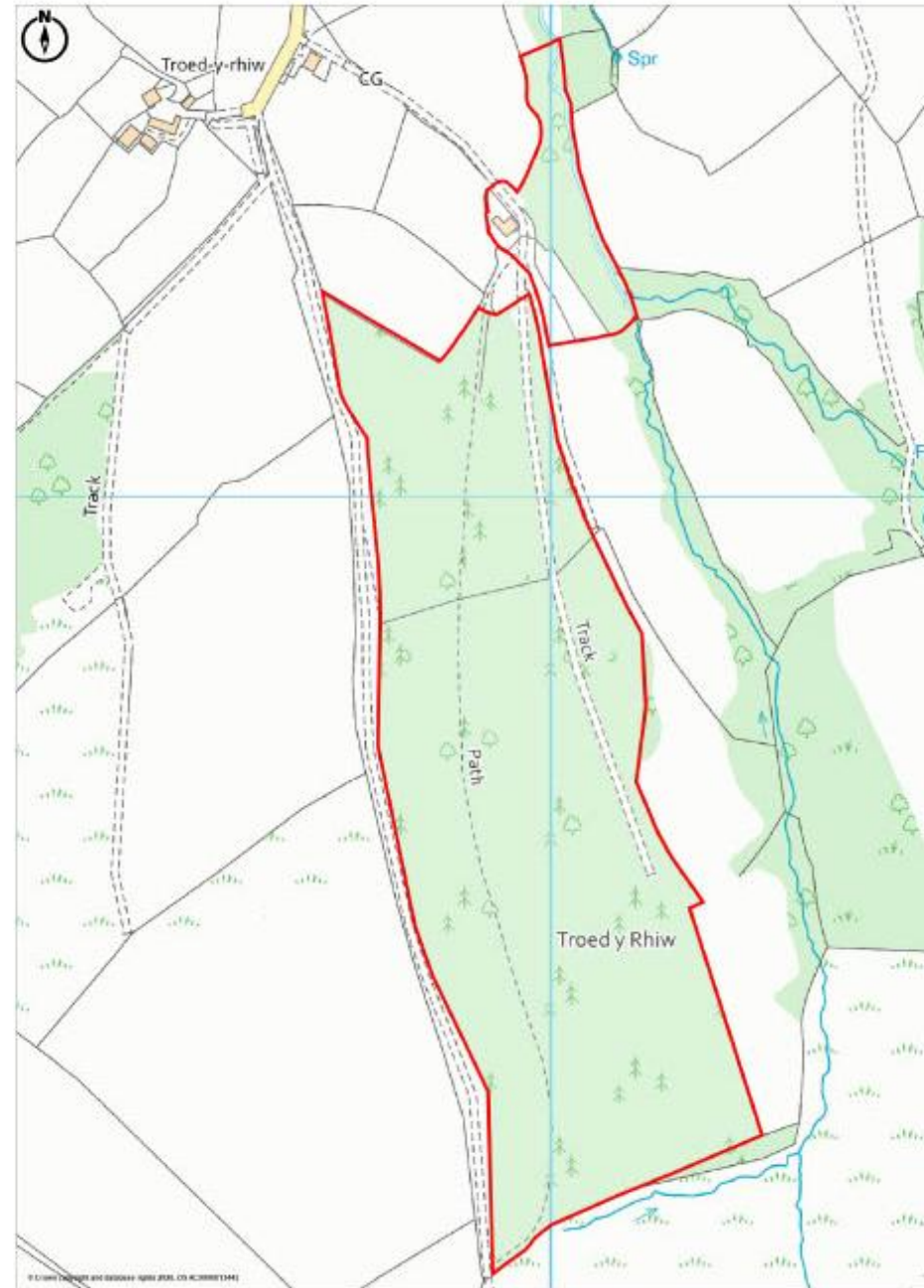
OUTSIDE

The property is held within two separate Land Registry titles, as illustrated on the accompanying plan, creating a particularly interesting combination of gardens, amenity woodland and a substantial area of mixed woodland.

The house is approached over a private lane and benefits from a generous parking area together with a single garage. The immediate gardens are attractively established, with areas of lawn and mature planted borders providing a pleasant setting around the house.

Beyond the formal garden lies an area of amenity woodland, incorporating some grazing and extending down towards a stream along the eastern boundary. This provides a wonderful natural environment with excellent potential for wildlife and outdoor enjoyment.

Approximately 100 metres from the house is the second title, comprising around 41.80 acres of predominantly unmanaged woodland. The woodland is principally coniferous, interspersed with areas of mature hardwoods, and is crossed by a network of tracks together with a bridleway. Offering a fascinating combination of recreational, conservation and forestry interest, the woodland forms a significant part of the property's overall appeal.



SERVICES

The property is connected to mains electricity, water, private drainage. Oil fired central heating. Lpg gas stoves in a number of rooms. 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 "D"

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

What3Words: ///fruits.revamped.framework

MOBILE & INTERNET CONNECTION

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



Darren Thomas
01874 640840
d.thomas@sunderlands.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

NOTES

- There is a right of way over the tarmac private access road.
- There is a Bridleway passing through the property
- The neighbouring landowner has a right of way through the property to access their land.
- Parts of the woodland are allocated Ancient and Semi Natural area by NRW in the Ancient Woodland Inventory 2021

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.

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REGISTERED OFFICE: Offa House, Hereford. HR1 2PQ
REGISTERED NO: OC338911

Troed Y Rhiw Chwarel, Llangammarch Wells, LD4

Approximate Area = 2572 sq ft / 238.9 sq m

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Garage = 261 sq ft / 24.3 sq m

Total = 3014 sq ft / 280 sq m

For identification only - Not to scale

