

Pontsioni House

Aberedw, Builth Wells



**Pontsioni House
Aberedw
Builth Wells
Powys
LD2 3SQ**

- *2800 sq ft of accommodation*
- *Stunning scenery in the upper Wye valley*
- *Full of charm and character*
- *14 acres of pasture, gardens and ancient woodland*
- *4 bedroom period family home*
- *Outbuildings including pretty Bothy*

**Builth Wells 5 miles
Hay on Wye 14.5 miles
Brecon 16 miles**



INTRODUCTION

Set within approximately 14 acres in the heart of the beautiful Upper Wye Valley, this distinguished period country house enjoys an enviably private setting, surrounded by its own land and with no immediate neighbours, yet remaining remarkably accessible to the surrounding road network and nearby market towns.

Believed to date from the 17th century, with significant additions during the 19th century, the house displays a wealth of architectural character and period charm. Extending to approximately 2,800 sq ft, the accommodation is both elegant and versatile, centred around three reception rooms and four well-proportioned bedrooms, offering an ideal balance of formal entertaining space and comfortable family living.

The surrounding grounds are a particular feature of the property, comprising beautifully landscaped gardens that blend seamlessly into three well-fenced grazing paddocks, making the property equally appealing to those with equestrian or smallholding interests. Beyond lies an enchanting area of ancient woodland together with a about a mile of former railway line, now transformed into a rich wildlife habitat and a haven for nature enthusiasts.

Complementing the principal residence is an excellent range of outbuildings providing useful storage and workshop facilities. Of particular note is the charming former bothy, currently utilised as a home office and ancillary accommodation, incorporating a sitting area and bedroom, and offering considerable flexibility for remote working, guest accommodation or creative pursuits.

Combining historical significance, privacy, land and lifestyle opportunities in equal measure, this is a rare country property of considerable character set within one of Mid Wales' most picturesque landscapes.



LOCATION

Enjoying a secluded position set back along a private drive from the B4567, the property occupies a delightful rural setting close to the small hamlet of Aberedw, where a traditional public house serves the local community. Despite its peaceful location, the property is well placed for access to the market towns of Builth Wells, Brecon and Hay-on-Wye, all of which provide an excellent range of shopping, educational and recreational facilities.

The beautiful River Wye flows just a few hundred metres from the property, enhancing the appeal of this picturesque corner of Mid Wales. Of particular note, one boundary adjoins Llandeilo Graban Hill, an extensive area of open hill and moorland offering superb opportunities for riding, walking and exploring the surrounding countryside. The area is a haven for outdoor enthusiasts, with a wealth of scenic routes and unspoilt landscapes on the doorstep.

Nearby, the dramatic Aberedw Rocks provide one of the region's most striking natural landmarks. This rugged outcrop is renowned both for its geological significance and its place in Welsh history, being traditionally associated with the final refuge of Llywelyn ap Gruffydd, the last native Prince of Wales. Together, the area's rich history, outstanding natural beauty and excellent accessibility create a truly exceptional setting for country living.



ACCOMMODATION

The house is approached through a traditional entrance porch with flagstone flooring, setting the tone for the wealth of character and period detail found throughout the property. The porch opens into an impressive reception hall, the natural heart of the house, where a fine staircase rises to the first floor. To the rear of the hall is a generously proportioned cloakroom fitted with a WC and wash hand basin.

The elegant drawing room provides a wonderful space for both formal entertaining and everyday living, enjoying a dual-aspect outlook that floods the room with natural light. An attractive open fireplace forms a focal point, while original window shutters further enhance the room's period charm and character.

Situated opposite is the formal dining room, another beautifully proportioned reception space featuring a fireplace and a wealth of traditional detailing, making it ideal for family gatherings and entertaining. Adjacent to the dining room is a useful study, benefiting from dual-aspect windows and offering an ideal environment for home working or quieter pursuits.

The kitchen is both practical and welcoming, providing ample space for informal dining and family life. It features a set of French doors leading out to the garden and is fitted with a comprehensive range of units and includes an electric oven and hob alongside a traditional four-oven oil-fired Aga, creating a warm and sociable hub to the home. Beyond lies a substantial utility and boot room, offering extensive storage together with excellent space for outdoor clothing, footwear and country living essentials.

The first-floor landing is a particularly attractive feature, enhanced by a high ceiling that contributes to the sense of space and grandeur. From here, doors lead to four well-proportioned bedrooms. The principal bedroom enjoys a dual-aspect outlook and benefits from a spacious ensuite bathroom.

Two further bedrooms are served by a well-appointed Jack and Jill bathroom, whilst the fourth bedroom enjoys use of a separate shower room accessed directly from the landing. Together, the accommodation provides comfortable and flexible family living, perfectly suited to both permanent residence and country house entertaining.







GARDEN AND GROUNDS

The property is set within approximately 14 acres of beautifully diverse gardens and grounds, comprising landscaped gardens, grazing pasture, ancient woodland and a fascinating stretch of former railway line, creating an exceptional private environment rich in character and natural beauty.

A private driveway approaches the house and leads to a generous parking area, together with a double garage and a range of useful storage buildings. Surrounding the house are the magnificent gardens, which have been carefully cultivated and maintained over many years. Of particular note, the gardens were open to the public under the National Garden Scheme for approximately eight years, a testament to both their quality and horticultural interest.

The formal gardens feature extensive lawns interspersed with an impressive collection of mature shrubs, ornamental plants and specimen trees, creating colour and interest throughout the seasons. Several thoughtfully positioned seating areas provide ideal spaces for outdoor dining, entertaining or simply enjoying the tranquillity of the surroundings.

Further enhancing the grounds is a charming walled vegetable garden, a machinery store and an attractive former bothy. This delightful ancillary building provides highly flexible accommodation, incorporating a home office, sitting area and bedroom, together with an external WC, making it ideal as a creative studio, work-from-home space or occasional guest accommodation.

Beyond the formal gardens, the land extends to 3 useful pasture paddocks and mature woodland, whilst the former railway line has evolved into a valuable wildlife corridor. The grounds support an abundance of flora and fauna, with frequent sightings of deer and an impressive variety of birdlife including Ospreys and Peregrine falcons, making the property a haven for nature lovers and those seeking a peaceful country lifestyle.





SERVICES

The property is connected to mains electricity and water, septic tank drainage and oil-fired central heating.

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 "G"

MOBILE & INTERNET CONNECTION

Some mobile signals are poor in this area. Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

DIRECTIONS

What3words: ///trails.animates.status

NOTES

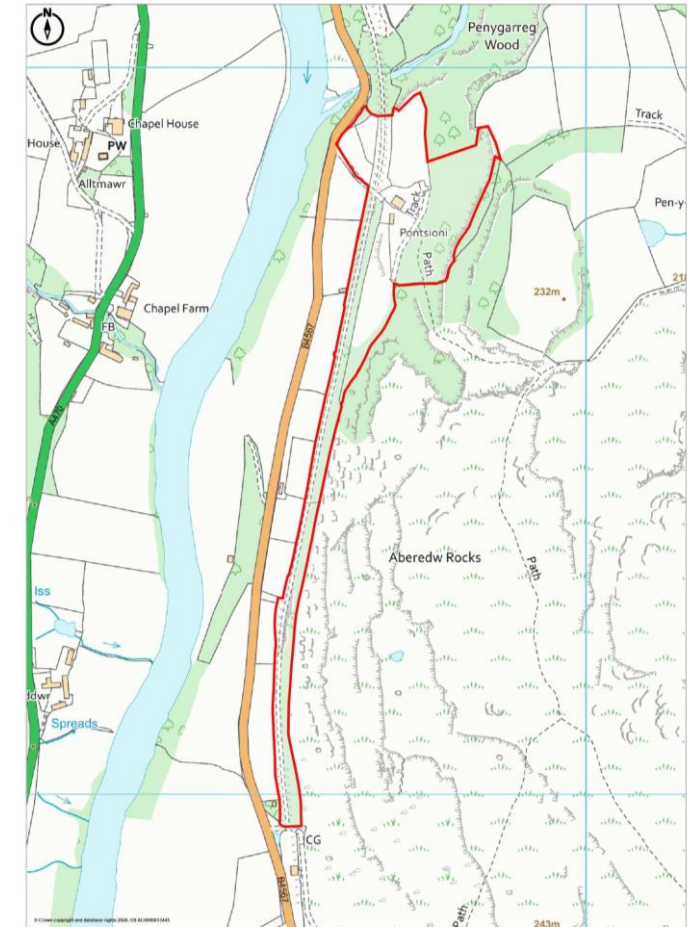
A public footpath runs through the wood at the rear of the property.

The property enjoys grazing rights on the adjoining common land

Part of the property is designated an SSSI as part of the Aberedw Rocks listing.

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.



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LANDMARK INFORMATION

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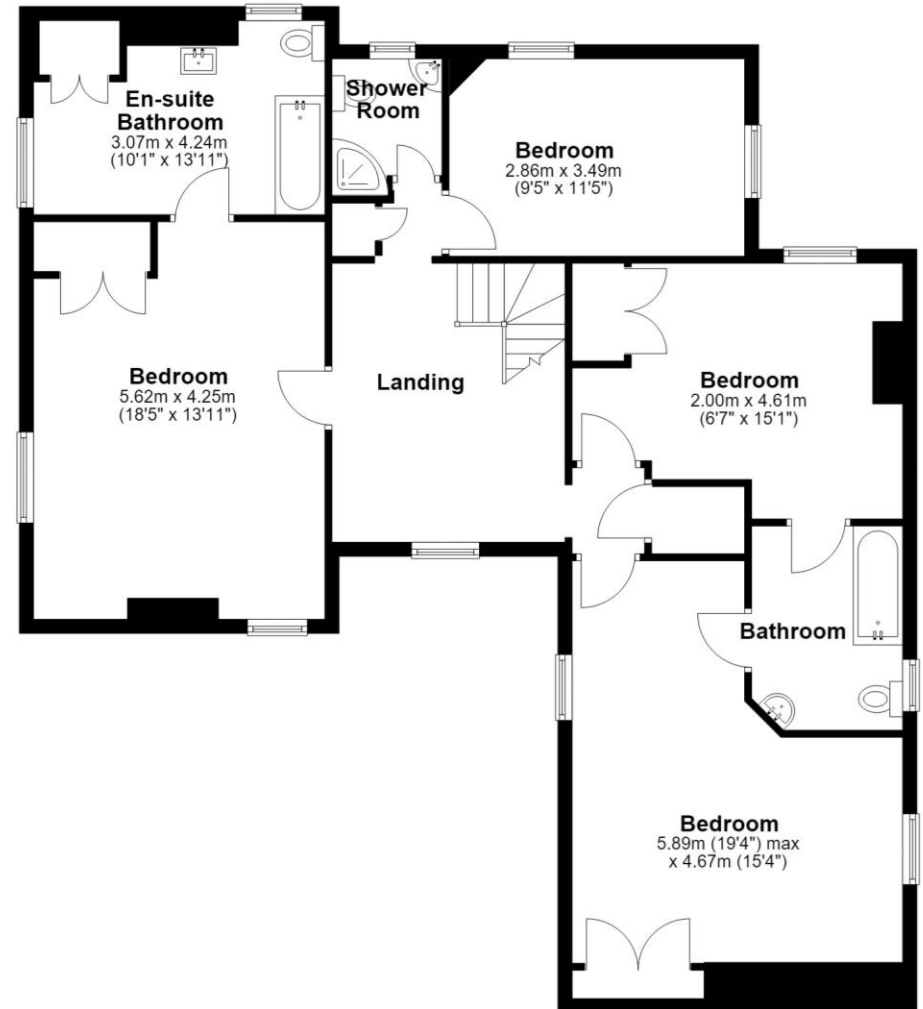
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor



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



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