

The Hoot

Felindre, Brecon, Powys LD3 0TA



**The Hoot
Felindre
Brecon
Powys
LD3 0TA**

- *3200 sq ft of accommodation*
- *Adjoining paddock of just over two acres*
- *Private yet accessible*
- *Full of charm and character*
- *Close to local amenities*
- *5 bedroom family home*

**Hay on Wye 6 miles
Brecon 12 miles
Hereford 26 miles**



INTRODUCTION

Occupying an attractive position within a small and select former farmstead, this impressive semi-detached barn conversion offers beautifully presented accommodation extending to approximately 3,200 sq ft. Thoughtfully designed to combine modern comfort with the character of the original building, the property retains a wealth of exposed timbers and stonework, creating a home of considerable warmth and individuality.

The versatile layout provides five bedrooms, including a superb principal bedroom suite complete with its own private mezzanine area, ideal as a dressing room, studio or peaceful retreat. At the heart of the home is a luxurious contemporary kitchen, complemented by a spacious main living room and an additional light-filled reception space perfectly suited to family living and entertaining.

Outside, the beautifully landscaped gardens provide an attractive and private setting, whilst a substantial three-bay carport offers excellent parking and storage. Further enhancing the property is an adjoining paddock extending to just over two acres, ideal for equestrian, lifestyle or smallholding use.



LOCATION

The location is particularly special, with the Black Mountains virtually on the doorstep and the Brecon Beacons National Park within easy reach, offering outstanding opportunities for walking, riding and a wide range of outdoor pursuits. Despite this idyllic rural setting, the property remains conveniently positioned for everyday amenities, with local shops, schooling and services all within easy reach.

The nearby town of Talgarth is just 2 miles away and provides a good range of day-to-day facilities, while the historic market towns of Brecon, approximately 12 miles, and Hay-on-Wye, around 6 miles, both offer a broader selection of shopping, leisure and cultural amenities. Together, these connections create an appealing balance of countryside living and accessibility.



ACCOMMODATION

A generous entrance lobby, featuring flagstone flooring and exposed stonework, provides an impressive introduction to the property and immediately reflects the character and scale of this substantial barn conversion. Beyond, the welcoming hallway retains a wealth of original features including exposed ceiling beams, together with a staircase rising to the first floor and useful understairs storage. A well-appointed ground floor shower room adds further practicality.

The principal living room is a particularly striking space, enhanced by attractive wood flooring, a partially open vaulted ceiling and bifold doors opening onto the front garden, allowing excellent natural light throughout. A deep recessed fireplace with wood-burning stove set upon a stone hearth forms a superb focal point.

Positioned opposite, a second reception room also benefits from bifold doors to the garden, creating a wonderfully bright and comfortable living space ideally suited to both family life and entertaining.

The kitchen has been stylishly modernised and is fitted with an impressive range of contemporary units complemented by Dekton worksurfaces and integrated appliances including a dishwasher, oven, induction hob, fridge and freezer. Despite its modern finish, the room retains considerable character with exposed beams throughout. Adjoining the kitchen is a practical utility room providing space for laundry appliances together with a sink and oil-fired boiler.

The main first floor landing is notably spacious and continues the barn's characterful theme with exposed traditional timbers throughout. The principal bedroom is an impressive retreat, enjoying a vaulted ceiling, large walk-in storage room with potential for conversion to an en suite, and a spiral staircase rising to a mezzanine studio area, ideal as a relaxation space, reading area or creative studio.

There are three further bedrooms on this floor together with a modern family bathroom fitted with bath, WC and wash basin. A further spiral staircase leads to the fifth bedroom, a versatile room equally suited for use as a home office or study.









Gardens, Grounds and Outbuildings

The property enjoys a wonderfully private setting, discreetly tucked away behind a mature high hedge which encloses beautifully landscaped gardens. Designed to complement the character of the barn, the gardens incorporate well-kept lawns, seating areas and established shrubs, creating an attractive and peaceful outdoor environment ideal for both relaxation and entertaining.

To the rear, a further garden area provides additional outside space together with a useful stone outbuilding, perfectly suited for storage or general ancillary use.

A substantial three-bay carport offers excellent covered parking and further practicality, whilst opposite the driveway lies a useful paddock extending to just over two acres, ideal for smallholding, grazing or recreational use.



SERVICES

The property is connected to mains electricity and water, septic tank drainage. 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".

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

d.thomas@sunderlands.co.uk

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

MOBILE & INTERNET CONNECTION

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.

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: ///hilltop.hardback.stop

NOTES

- Neighbour has Right of Way over the initial section of driveway
- The end of the barn has a flying freehold

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

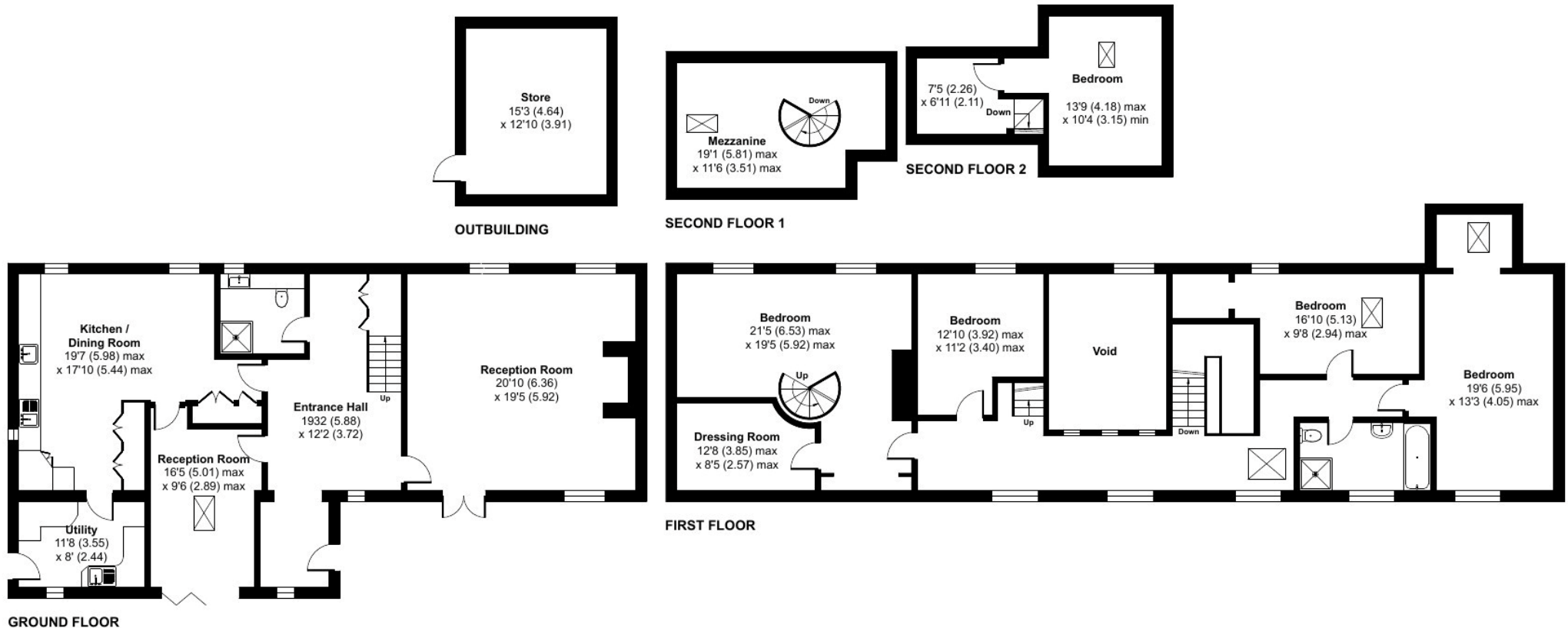
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Approximate Area = 3237 sq ft / 300.7 sq m (exclude void)

Outbuilding = 195 sq ft / 18.1 sq m

Total = 3432 sq ft / 318.8 sq m

For identification only - Not to scale





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

