

Cilhowey Farm

Lower Chapel, Brecon, Powys LD3 9RE



**Cilhowey Farm
Lower Chapel
Brecon
Powys
LD3 9RE**

- *Small country estate in a quite corner of Powys*
- *Over 2800 sq ft of accommodation in the main house*
- *Further 3 bedroom cottage and 1 bedroom annexe*
- *Just over 21 acres of pasture, woodland and gardens*
- *Great range of outbuildings*

**Brecon 6 miles
Abergavenny 26 miles
Cardiff 47 miles**



INTRODUCTION

Occupying a beautiful rural setting and extending to approximately 21 acres, this impressive Georgian country residence offers a wonderful blend of character, space and lifestyle potential. The property lies close to a delightful village and within easy reach of Brecon, providing the peace of the countryside without complete isolation.

The principal house provides close to 3,000 sq ft of accommodation, arranged to suit modern family living while retaining its period charm. The layout includes six bedrooms and several reception rooms, together with a bright garden room that takes full advantage of the outlook across the surrounding grounds.

Additional accommodation is provided by a self-contained one-bedroom annexe, ideal for visiting family or guests, while a separate three-bedroom cottage presents excellent scope for independent living, guest accommodation or potential holiday letting.

The land surrounding the property adds greatly to its appeal, comprising a mixture of pasture, mature woodland and established gardens. A small natural stream flows through part of the grounds and a woodland path offers a peaceful setting for walking and enjoying the wildlife.

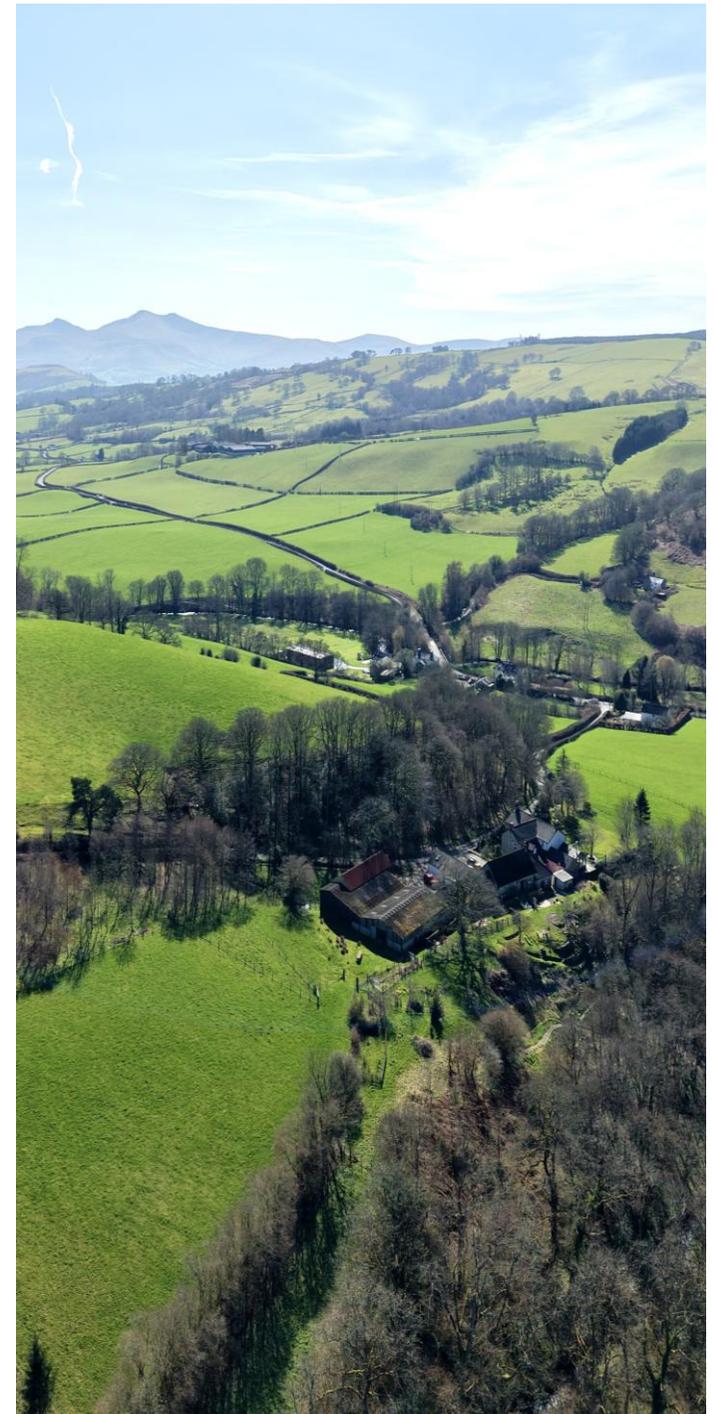
A range of traditional stone and modern outbuildings further enhances the property, offering excellent storage and workshop space or facilities suitable for livestock, hobbies or vehicle storage. Altogether, the property represents a rare opportunity to acquire a substantial country home with land in an attractive and accessible part of rural mid-Wales

LOCATION

The property enjoys a peaceful position on the outskirts of the village of Lower Chapel, approached via a quiet country lane serving only a handful of neighbouring homes and farms. The village lies approximately five miles north of the market town of Brecon, offering a tranquil rural setting while remaining conveniently placed for everyday amenities.

Although located just outside the boundary of the Brecon Beacons National Park, the surrounding countryside is renowned for its natural beauty, with superb opportunities for walking, cycling and horse riding close at hand.

The nearby town of Brecon, the county town of Powys, provides an excellent range of facilities including supermarkets, independent shops, schools, a leisure centre, theatre, cinema and a community hospital. For those travelling further afield, the cities of Cardiff, Swansea, Newport and Hereford, together with the Severn Bridge, can all be reached in roughly an hour by car.





ACCOMMODATION

The house is approached through an attractive pillared porch which leads to a solid timber front door opening into a spacious reception hall. This welcoming space immediately reflects the character of the property, with high ceilings, decorative cornicing and a staircase rising to the first floor. To the right is the library, an elegant room with a bay window overlooking the front gardens, fitted shelving and a fireplace with wood-burning stove. Opposite, the drawing room offers a similarly impressive setting with a coved ceiling, decorative detailing, timber panelling, a further bay window and a traditional fireplace fitted with a stove. Adjacent to this is the garden room, a wonderfully light space with glazing on three sides and patio doors opening onto the garden, providing beautiful views over the surrounding grounds.

A secondary entrance hall to the rear provides a practical everyday access point. From here the dining room forms the heart of the home, complete with tiled flooring, a side aspect window and a traditional AGA set within an attractive surround. The adjoining kitchen is fitted with a range of units incorporating integrated appliances and an inset sink, together with space for a breakfast table. A door leads to a sheltered courtyard while a second staircase rises to the first floor. Accessed from the courtyard is the former dairy, now used as a useful utility and storage space with plumbing for appliances, together with an adjoining wet room with shower, wash basin and WC.

Upstairs, the generous landing leads to four principal bedrooms. Two of the front bedrooms enjoy views across the gardens towards the

surrounding countryside and benefit from built-in cupboards. A split-level landing to the rear leads to two further bedrooms. These rooms are served by a spacious family bathroom fitted with a bath, separate shower, vanity basin, bidet and WC, together with an additional shower room with WC and basin.



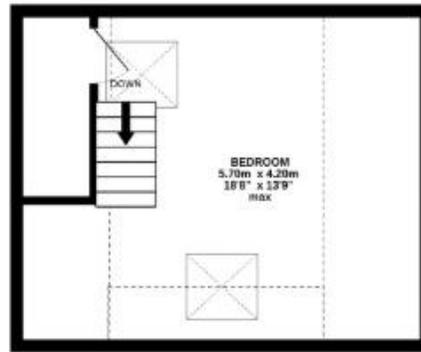
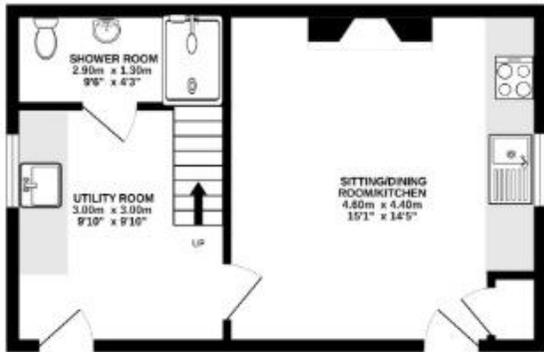




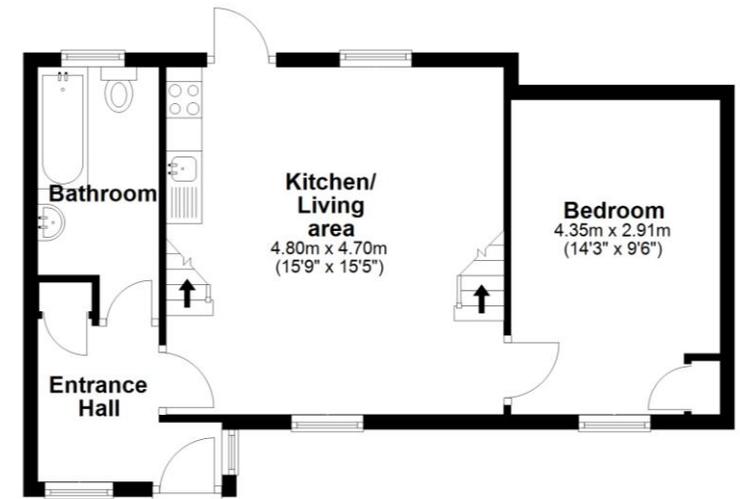


The Cottage

Discreetly located to the rear of the original stone barn, this useful accommodation provides further independent living. The entrance hall, with tiled flooring, opens into a spacious open-plan kitchen/living area featuring a vaulted beamed ceiling, wood-burning stove, fitted units with integrated oven, hob and sink, and access to the rear garden. Two mezzanine bedrooms are accessed via staircases on either side of the living area. The ground floor also benefits from a double bedroom and a bathroom with bath and shower over, basin and WC.



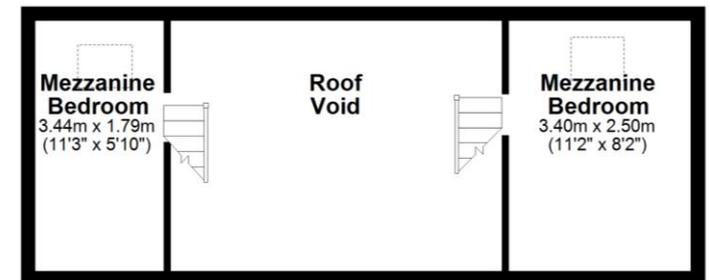
Ground Floor



The Annex

Positioned adjacent to the main house, a charming one-bedroom annex offers versatile accommodation – an ideal space for guests or extended family. The ground floor features an open-plan kitchen/living area with traditional flagstone flooring, a fireplace with inset wood-burning stove, a range of kitchen units with pantry cupboard and integrated oven and hob. Alongside, the utility room has a sink unit, plumbing for a washing machine, and access to a shower room. An alternate-tread staircase leads to a characterful first-floor bedroom set into the eaves, complete with exposed beams and storage cupboard.

First Floor



LAND AND BUILDINGS

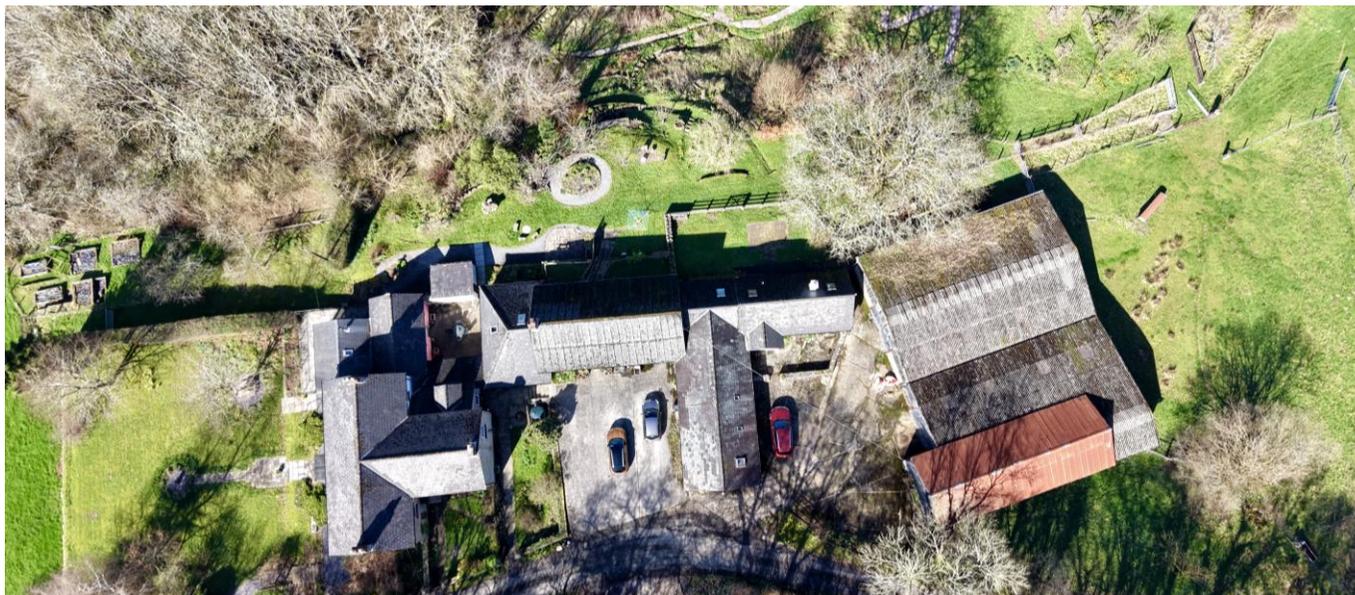
Extending to just over 21 acres, this superb smallholding offers an ideal balance of grazing, woodland, and amenity land. Around 6 acres of gently sloping grass paddocks are perfectly suited to ponies or livestock, while over 10 acres of mixed-species woodland—planted by the current owners over the last 20 years plus a further area of mature woodland enhance the biodiversity and beauty of the setting.

A particular highlight is the enchanting wooded valley that borders the house and gardens. With meandering woodland walks leading to a natural stream, it provides a magical space for children to explore and nature lovers to unwind.

The property also boasts a versatile range of outbuildings, including a charming L-shaped stone barn with three stables and a tack room, plus additional areas ideal for storage or potential conversion (subject to planning). To the rear, three modern agricultural buildings offer excellent utility for livestock housing, equipment storage, or smallholding use.

DIRECTIONS:

What3words: [///onions.aviators.author](#)





SERVICES

The property is connected to mains electricity and water, private drainage. Oil fired heating in main house and annex. Electric heaters in The Cottage. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Main House Band "G"; Cottage Band 'A'

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.

Out of Hours Mobile - 07984384687

d.thomas@sunderlands.co.uk

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.

NOTES

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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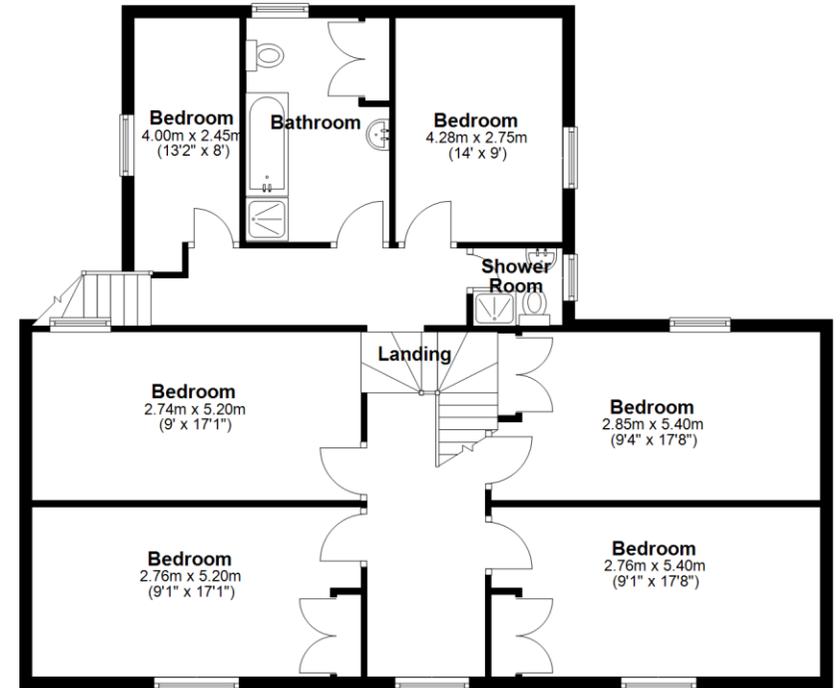




Ground Floor



First Floor



Darren Thomas
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Total area: approx. 268.3 sq. metres (2887.8 sq. feet)