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Pantpurlais

Cefnlllys Lane, Llandrindod Wells, Powys LD1 5PD



**Pantpurlais
Cefnllys Lane
Llandrindod Wells
Powys
LD1 5PD**

- *Small country estate in a quite corner of Powys*
- *Over 2600 sq ft of accommodation in the main house*
- *Further 2 bedroom holiday cottage*
- *Set in approx. 23 acres of pasture, woodland and gardens*
- *Great range of outbuildings*

**Llandrindod Wells 2 miles
Hereford 40 miles
Brecon 26 miles**



INTRODUCTION

Hidden within approximately 23 acres of beautiful Welsh countryside, this impressive country home offers an exceptional lifestyle opportunity combining character, space and versatility. Originally dating from the early 1900s, the house has been carefully upgraded to create a comfortable and stylish family home while preserving its period charm.

The main residence provides generous accommodation including five bedrooms, three bathrooms and a selection of welcoming reception rooms designed for both family living and entertaining. Adding further interest to the property is a delightful former Victorian tearoom, now offering a flexible space that could serve as a studio, workspace or recreational room.

A separate two-bedroom holiday lodge provides independent accommodation, ideal for a supplementary income stream. Surrounding the house is an attractive mix of orchards, meadowland and grazing, together with a useful range of barns, stables and outbuildings, making this a property well suited to those seeking a rural lifestyle with scope for a variety of interests.

LOCATION

Pantpurlais occupies a peaceful rural setting within the rolling landscape of Mid Wales, enjoying wide-reaching views across open countryside. Accessed along a scenic farm track of approximately three-quarters of a mile, the approach itself sets the tone for the sense of privacy and escape that defines this special home.

Despite its secluded feel, the property remains conveniently positioned just a short distance from the spa town of Llandrindod Wells, where a range of everyday facilities can be found including shops, schools, healthcare services and leisure amenities. The surrounding area is renowned for its natural beauty, offering an abundance of opportunities for walking, riding and exploring the countryside throughout the year.

This location offers the best of both worlds—peaceful rural living with access to nearby towns and transport links, making it equally suitable as a permanent home or countryside retreat.





Beyond a discreet, 0.5-mile private approach lies one of the area's most distinctive contemporary estates. Arrival is marked by a striking statement of security and style: bespoke, commissioned electric gates by Art Metal, flanked by the nationally iconic wood carving by renowned artist Simon O'Rourke—a celebrated landmark. This is a home defined by its 'Secret Estate' feel, offering total seclusion within a wrap-around backdrop of rolling farmland.

ACCOMMODATION

A glazed entrance door opens into a welcoming reception hall where a high ceiling and staircase immediately create a sense of space and character. To one side, the main sitting room enjoys views across the surrounding land, with a wood-burning stove forming an attractive focal point and creating a warm and comfortable environment during the cooler months.

Across the hallway, the dining room provides a wonderful setting for entertaining, benefiting from generous natural light and countryside views.

To the rear of the property lies the kitchen and breakfast room, designed as a sociable hub of the home. Fitted with a comprehensive range of modern cabinetry and integrated appliances, the space comfortably accommodates everyday dining as well as larger gatherings. A second stove enhances the cosy atmosphere, while adjoining utility and cloakroom facilities provide practical support for busy family life. A rear entrance area offers a convenient everyday access point, ideal for outdoor clothing and footwear.

The staircase rises to a split-level landing serving four well-proportioned bedrooms. Many of the rooms enjoy attractive outlooks across the surrounding countryside, with original features adding charm and individuality.

The principal bedroom benefits from its own en suite facilities which also links to the rear landing while a family bathroom serves the remaining bedrooms. The layout is thoughtfully arranged to offer flexibility for both family members and visiting guests.

A further staircase leads to the second-floor suite, an ideal space for a teenager, guest accommodation, or multi-generational living. The principal bedroom is of generous proportions with ample eaves storage, and leads to a dressing area with access to a modern shower room featuring a walk-in shower, vanity sink, and WC. From here, a further door leads into a spacious home office or study, offering excellent flexibility for working from home or hobbies.









Pantpurlais Lodge

Complementing the main residence is a self-contained two-bedroom lodge, thoughtfully positioned to take advantage of the far-reaching views. The accommodation includes comfortable bedrooms, a contemporary shower room and a fitted kitchen alongside a cosy sitting area designed to make the most of the surrounding scenery.

This independent space lends itself perfectly to guest accommodation, multi-generational living or potential holiday letting.

Victorian Tea Rooms

Within the grounds stands a former Victorian tearoom, an attractive and characterful building that reflects the property's heritage. Historically associated with visitors to the nearby spa town, it now offers a charming and adaptable space that could be used for creative pursuits, remote working or leisure activities.

Connected to essential services and benefiting from modern connectivity, this building provides valuable additional accommodation separate from the main house.



Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 32.6 sq. metres (350.6 sq. feet)

LAND AND BUILDINGS

Set at the end of an unmade track, the property enjoys an exceptional sense of tranquility, surrounded by approximately 23 acres of varied and attractive land. The grounds include orchards, wildflower meadows and well-maintained pasture, creating an environment rich in wildlife and seasonal interest.

A collection of useful outbuildings enhances the property's practicality, including barns, storage shed/ workshop and stabling, offering flexibility for a wide range of rural activities or business ventures. The layout of the land makes it particularly suitable for hobby farming or conservation projects.

Overall, the setting provides an outstanding balance of privacy, natural beauty and potential.

DIRECTIONS:

The access lane leading to the property can be identified with the what3words identifier [///walls.benched.amps](https://www.what3words.com/#!/en/@@@walls.benched.amps). Follow this track for about 0.5 miles through open farmland leading to the private entrance to the property identified by a pair of attractive metal gates.

Notes

The property is approached via an unmade track of approximately half a mile passing through farmland, over which a right of way exists.





SERVICES

The property is connected to mains electricity, borehole water supply, private drainage. Wood pellet boiler heating system in main house. 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 "F"

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	

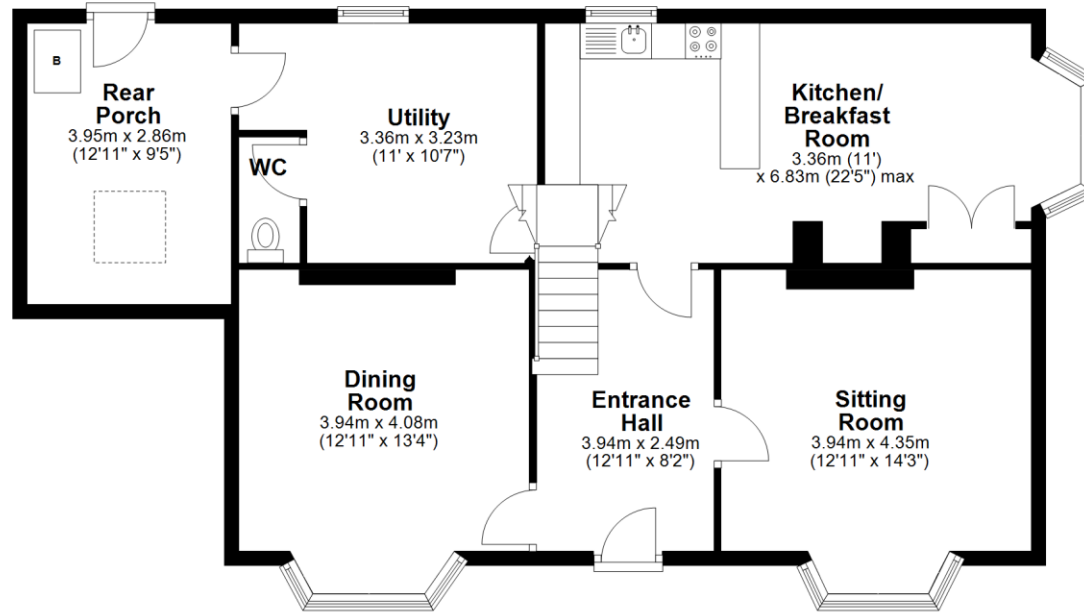




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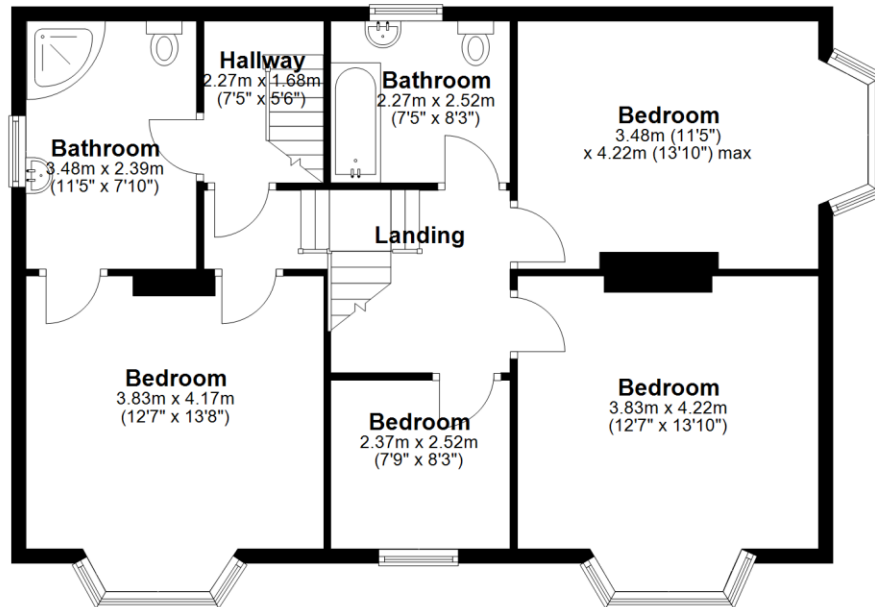
Ground Floor

Approx. 97.3 sq. metres (1047.4 sq. feet)



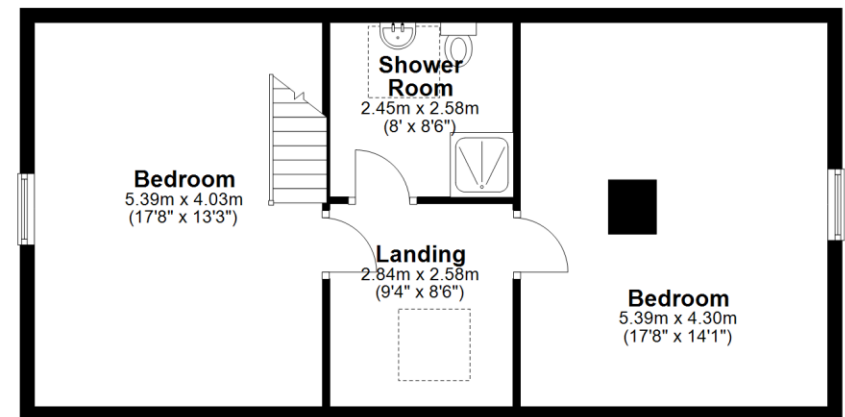
First Floor

Approx. 85.6 sq. metres (921.4 sq. feet)



Second Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 242.8 sq. metres (2613.7 sq. feet)