

# Old Cwmfillo

Rhulen, Builth Wells, Powys



**Old Cwmfillo  
Rhulen  
Builth Wells  
Powys  
LD2 3UY**

- *An enchanting extended Welsh longhouse*
- *Set in approximately 1.6 acres of gardens and historic woodland*
- *Characterful and charming four-bed accommodation*
- *Peaceful and tranquil setting surrounded by beautiful countryside*

**Builth Wells 9 miles  
Brecon 22 miles  
Hereford 30 miles**

## **INTRODUCTION**

Tucked away within a picturesque valley in the rural community of Rhulen, this enchanting extended Welsh longhouse enjoys a wonderfully peaceful setting surrounded by beautiful countryside and just minutes from open common land. Offering a versatile and adaptable layout, the property presents excellent potential for multi-generational living or the creation of a self-contained annexe.

Believed to date from 1485, the house retains a wealth of historic character and original features, including the original cruck frames and a magnificent inglenook fireplace, both of which reflect the property's rich heritage and timeless appeal. The accommodation combines these traditional elements with comfortable living spaces, creating a home full of warmth, charm and individuality.

The property stands within approximately 1.6 acres of gardens and historic woodland, providing a delightful blend of landscaped outdoor space and natural habitat. Part of the woodland enjoys access to the river, adding further appeal for nature lovers and those seeking a tranquil countryside lifestyle.

Complementing the house is a traditional stone barn, offering excellent storage or workshop potential and further enhancing the property's versatility. Rarely do properties of this nature become available, combining historical significance, privacy, land and adaptability in such a beautiful rural setting.



## LOCATION

The property enjoys a delightful setting within the rural hamlet of Rhulen, surrounded by some of the most attractive countryside in Mid Wales. This peaceful and unspoilt location offers a wonderful sense of seclusion whilst remaining accessible to a range of nearby towns and amenities.

The renowned market town of Hay-on-Wye lies approximately 10 miles to the south-east and is celebrated for its literary heritage, independent shops, cafés, restaurants and annual Hay Festival. Builth Wells, also around 10 miles distant, provides a comprehensive range of everyday amenities, supermarkets, schools and leisure facilities, together with the internationally recognised Royal Welsh Showground.

The beautiful River Wye, one of Britain's most celebrated rivers, is located within approximately seven miles and offers opportunities for fishing, canoeing and riverside walks. The surrounding countryside is a haven for outdoor enthusiasts, with an extensive network of footpaths, bridleways and open common land providing exceptional walking, riding and cycling opportunities. Despite its rural character, the property remains well placed for access to the wider road network, making it an ideal base from which to enjoy both the tranquillity of country living and the amenities of the surrounding market towns.



## ACCOMMODATION

The property is entered via an entrance porch which opens into a welcoming reception hall, where exposed stonework immediately hints at the age and character of this historic home. A staircase rises to the first floor, while doors lead to the principal ground-floor accommodation.

The dining room provides an attractive space for family meals and entertaining and is complemented by a useful adjoining storeroom together with a cloakroom/WC, which also incorporates plumbing for a washing machine.

The kitchen, with dual aspect windows, lies adjacent to the dining room and is a characterful room featuring flagstone flooring, a range of fitted units and a traditional Rayburn cooker, creating a warm and authentic farmhouse atmosphere.

Beyond the kitchen is a delightful garden room, perfectly positioned to enjoy the evening sun.

The sitting room is undoubtedly one of the property's most impressive spaces, showcasing a wealth of original features including exposed timbers, the cruck frame and a magnificent inglenook fireplace complete with wood-burning stove and original bread oven. Rich in character and history and with dual aspect windows overlooking the garden, this room forms the heart of the home and provides a wonderful setting for relaxation and entertaining.

Beyond the sitting room lies the study which is also dual aspect and an inner hallway leading to a ground-floor bathroom and a secondary staircase which serves a separate wing of accommodation, offering excellent flexibility for guests, extended family or potential annexe use.

The principal staircase rises to a first-floor landing where substantial exposed stone walls and sections of the original cruck frame provide a striking reminder of the building's medieval origins.



From here, there are two well-proportioned bedrooms together with two bathrooms.

Accessed via the secondary staircase is a further first-floor living area, which benefits from its own external entrance and includes a pretty sitting room enjoying dual aspect views over the garden, a compact kitchenette, two/three bedrooms and a shower room. This highly adaptable arrangement lends itself perfectly to multi-generational living, guest accommodation or the creation of a self-contained annexe, subject to any necessary consents.







## OUTSIDE

The property is set within approximately 1.6 acres of attractive gardens and grounds, providing a wonderful balance of formal garden space, practical areas and natural woodland. To the front of the house lies a delightful walled garden, predominantly laid to lawn and offering a private and sheltered environment in which to relax, entertain and enjoy the surrounding countryside.

A spacious yard area provides ample parking and turning space for numerous vehicles, together with easy access to the outbuildings. Of particular note is the substantial traditional stone barn, a highly versatile building offering excellent storage, workshop potential or scope for a variety of other uses, subject to any necessary consents.

Beyond the formal gardens, the grounds extend into an enchanting area of mature woodland, rich in wildlife and natural beauty. A particularly attractive feature is the inclusion of a section of river within the ownership, creating a peaceful and picturesque environment and enhancing the property's appeal to nature lovers and those seeking a true countryside retreat.

Together, the gardens and grounds provide an exceptional setting for the house, combining privacy, amenity and a strong connection with the surrounding landscape.



## SERVICES

The property is connected to mains electricity, borehole water supply, septic tank drainage and oil-fired central heating from the Rayburn in the kitchen. 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"

## 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

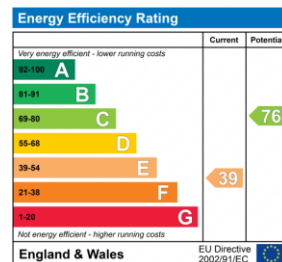
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## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).



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## NOTES

There is a bridleway passing through the yard area and a footpath running through. The neighbouring farm passes through a section of the property to access their field

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

## Old Cwm Fillo, Rhulen, Builth Wells, LD2

Approximate Area = 2969 sq ft / 275.8 sq m

For identification only - Not to scale

