

# The Wain House

Tyle Glas, Velindre, Brecon, Powys, LD3 0TA



**The Wain House**  
Tyle Glas  
Velindre  
Brecon  
Powys  
LD3 0TA

- Peaceful rural setting in the hamlet of Velindre, surrounded by unspoilt countryside
- Just a short drive from Hay-on-Wye, renowned for its bookshops, cafés and annual literary festival
- Generous 5 bedroom accommodation with two reception rooms
- Set in approx. 1.3 acres of delightful gardens and grounds
- Viewing highly recommended

Hay-on-Wye 6 miles  
Brecon 10½ miles  
Hereford 26 miles

### INTRODUCTION

The Wain House is a charming rural residence offering generous five-bedroom accommodation, set within approximately 1.3 acres of delightful gardens and grounds. Ideally positioned in a beautiful countryside setting between Hay-on-Wye and Talgarth, this attractive home combines character, space and versatility in equal measure. The property is a delightful country home, forming part of a small cluster of properties in an idyllic rural location near Velindre, Powys and providing well-proportioned and flexible living space, ideal for family life or multi-generational living.

### LOCATION

The property enjoys a peaceful rural setting in the small hamlet of Velindre, nestled in the heart of the Welsh countryside just a short drive from the renowned market town of Hay-on-Wye, celebrated for its independent bookshops, vibrant café culture

and annual literary festival.

The historic town provides everyday amenities including local shops, a bakery and primary schooling.

The wider area is well served by the nearby market town of Brecon and the cathedral city of Hereford. Brecon offers a comprehensive range of facilities including supermarkets, independent shops and leisure amenities, as well as healthcare provision, schools and a leisure centre. The town also serves as a gateway to the Brecon Beacons National Park, providing exceptional opportunities for outdoor pursuits.

Hereford, a larger cathedral city within comfortable driving distance, offers an extensive range of shopping, dining and cultural facilities, along with a hospital, further education establishments and transport connections. Together, these centres complement the property's tranquil rural setting, ensuring a balance of seclusion and accessibility.



## ACCOMMODATION

The accommodation is entered via a welcoming hallway, setting a warm and inviting tone that continues throughout the home. This leads into a spacious dual-aspect living room, filled with natural light from windows to the front and side, and centred around a Clearview woodburning stove, creating a cosy and comfortable space to relax. Stairs rise from here to the first floor.

The kitchen/breakfast room forms the heart of the home, offering generous proportions and a wonderfully sociable feel, with plenty of space for a large dining table. It is thoughtfully fitted with a range of worktops and storage, complemented by an electric oven and hob, oil-fired AGA, and sink unit—perfect for everyday family life and informal gatherings.

Adjoining the kitchen is a practical utility room with fitted units, sink and cloakroom facilities. To the rear, a boot room provides useful external access, ideal for country living, while a separate studio offers a peaceful and versatile space, well-suited to home working or creative pursuits.

A split-level layout leads from the living room to a bright yet cosy dining room, where two sets of double doors open onto the garden, seamlessly connecting indoor and outdoor living. This area also provides access to a ground floor bedroom with an en-suite wet room, offering a comfortable and private space for guests or extended family.

Upstairs, an open landing with skylights enhances the sense of light and space, leading to four inviting double bedrooms. The principal bedroom benefits from its own en-suite bathroom and fitted wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom with bath, wash basin and WC. There is an additional useful study area between bedrooms four and five and the original external steps to the ground floor add a further touch of charm and character.





## **OUTSIDE**

The property is approached via a generous parking and turning area to the front. A charming pond sits to one side, attracting a variety of wildlife and enhancing the peaceful setting.

The gardens and grounds extend to approximately 1.3 acres and include paved areas surrounding the house, along with open land to the rear. Outbuildings include a barn and a further structure divided into two workshops and a studio, all with power and lighting.

The rear of the property enjoys far-reaching views over the surrounding countryside, offering a true sense of tranquility and rural charm. A public footpath runs to the south-western corner of the grounds.

## SERVICES

The property is connected to mains electricity, mains water, private 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 "E"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of Hours Mobile – 07717 410757

[hay@sunderlands.co.uk](mailto:hay@sunderlands.co.uk)

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## DIRECTIONS

What3Words ///tinkle.intricate.enrolling

## 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

The property enjoys a right of access over the gravelled roadway leading to the property.

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



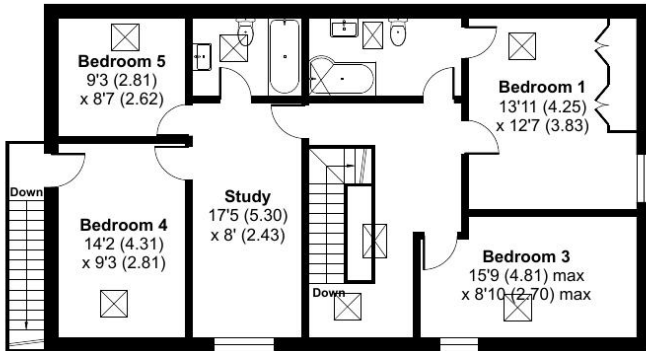
# Tyle Glas, Brecon, LD3

Approximate Area = 2812 sq ft / 261.2 sq m

Outbuildings = 1018 sq ft / 94.6 sq m

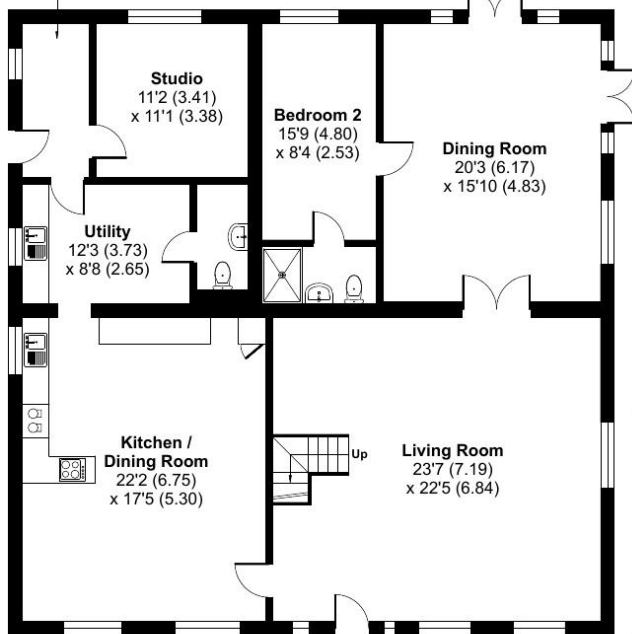
Total = 3830 sq ft / 355.8 sq m

For identification only - Not to scale



FIRST FLOOR

**Boot Room**  
11'2 (3.41) x 4'11 (1.49)



GROUND FLOOR

**Log Store**  
24'6 (7.46) x 5'1 (1.56)



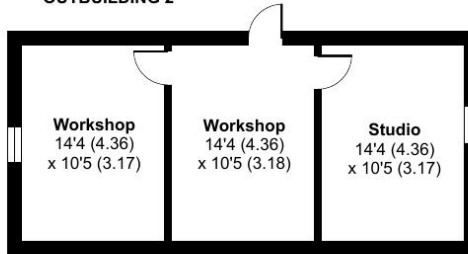
OUTBUILDING 3

**Shed**  
9'11 (3.02) x 3'11 (1.20)

OUTBUILDING 4

**Barn**  
25'9 (7.86) x 15'3 (4.65)

OUTBUILDING 2



OUTBUILDING 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		71
39-54	<b>E</b>	44	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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