

The Parc

Boughrood, Brecon, Powys LD3 0BZ



**The Parc
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Brecon
Powys
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- *8 acre county smallholding*
- *Incredible mountainous backdrop*
- *Restored and extended cottage*
- *Three bedrooms*
- *Landscaped gardens*
- *Stunning Mid Wales countryside*

**Brecon 12 miles
Hay on Wye 9 miles
Hereford 28 miles**



INTRODUCTION

Occupying an elevated position approximately 1.5 miles from the village of Boughrood, this delightful eight-acre smallholding enjoys a superb sense of privacy while remaining conveniently accessible. Tucked away at the end of a private lane, the setting is wonderfully peaceful, with far-reaching views across the surrounding countryside.

The extended cottage offers well-balanced accommodation comprising three bedrooms and two bathrooms. At its heart lies a charming open-plan kitchen and breakfast room, designed for both sociable living and everyday practicality, while the cosy sitting room provides a warm and inviting retreat.

A particular highlight is the principal bedroom, which benefits from access to a private balcony, perfectly positioned to take full advantage of the exceptional views across the surrounding landscape—an ideal spot to enjoy the tranquillity of the setting at any time of day.

The property is further enhanced by beautifully positioned landscaped south-facing gardens, which enjoy excellent natural light and provide an attractive and private outdoor space throughout the seasons.

The adjoining land is a standout feature, offering superb versatility for a range of uses. Divided into two well-proportioned and easily manageable fields, it is ideally suited to those seeking a smallholding lifestyle, equestrian interests, or simply additional space to enjoy the surrounding countryside.

A rare opportunity to acquire a compact rural holding in a highly desirable and accessible location, combining charm, flexibility and outstanding potential.

LOCATION

Situated approximately 1.5 miles from the village of Boughrood, the property enjoys an appealing rural setting within easy reach of everyday amenities. Boughrood itself offers a village shop and a welcoming community atmosphere, while just across the River Wye in Llyswen there is a primary school, petrol station and public house, providing excellent day-to-day convenience.

The market towns of Brecon and Hay-on-Wye are both located within approximately 10 miles and offer a wider range of shopping, leisure and cultural facilities, including independent shops, cafes and restaurants. Brecon also provides access to well-regarded schools, a leisure centre and further services, while Hay-on-Wye is renowned for its bookshops and annual literary festival.

The surrounding area is particularly noted for its outstanding natural beauty, with the Black Mountains and Brecon Beacons (Bannau Brycheiniog National Park) both within easy reach. This exceptional landscape offers a wealth of outdoor pursuits including walking, riding, cycling and water-based activities, making the location ideal for those seeking a balance of rural tranquility and active country living.

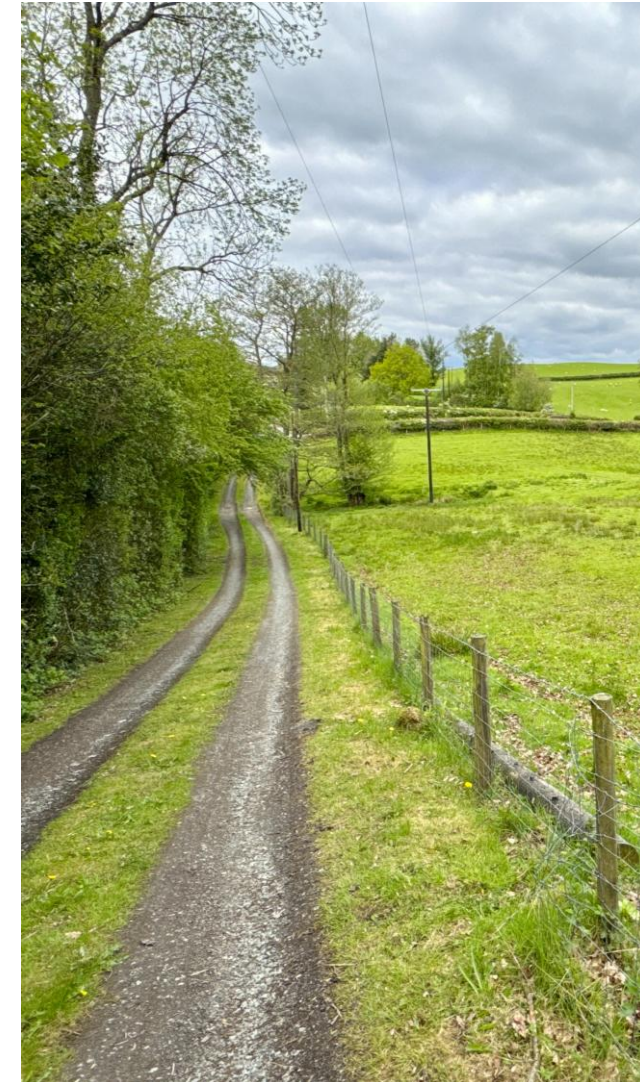
ACCOMMODATION

The accommodation is arranged to create a warm and practical home, with the ground floor centred around a superb open-plan kitchen/breakfast room. This inviting space features attractive flooring, a range of fitted kitchen units, exposed stonework detailing and a traditional solid fuel Rayburn, which provides both character and a natural focal point to the room.

At the opposite end of the ground floor lies the sitting room, an appealing L-shaped space filled with natural light from dual aspect windows. A feature

fireplace adds further charm, creating a comfortable and welcoming setting for relaxation. Completing the ground floor is a well-appointed shower room with WC, wash basin and shower.

To the first floor, the landing benefits from several useful storage cupboards, enhancing practicality. The principal bedroom is a standout feature, boasting a vaulted ceiling and French doors opening onto a delightful balcony, perfectly positioned to enjoy the far-reaching views over the surrounding countryside. There are two further well-proportioned bedrooms, along with a family bathroom serving the first floor accommodation.





Grounds and Gardens

Approached via a private lane, the property is set within delightful gardens that provide a wonderful sense of privacy and seclusion. Expansive lawns are framed by well-stocked, mature borders and a selection of specimen trees, creating an established and beautifully balanced outdoor setting.

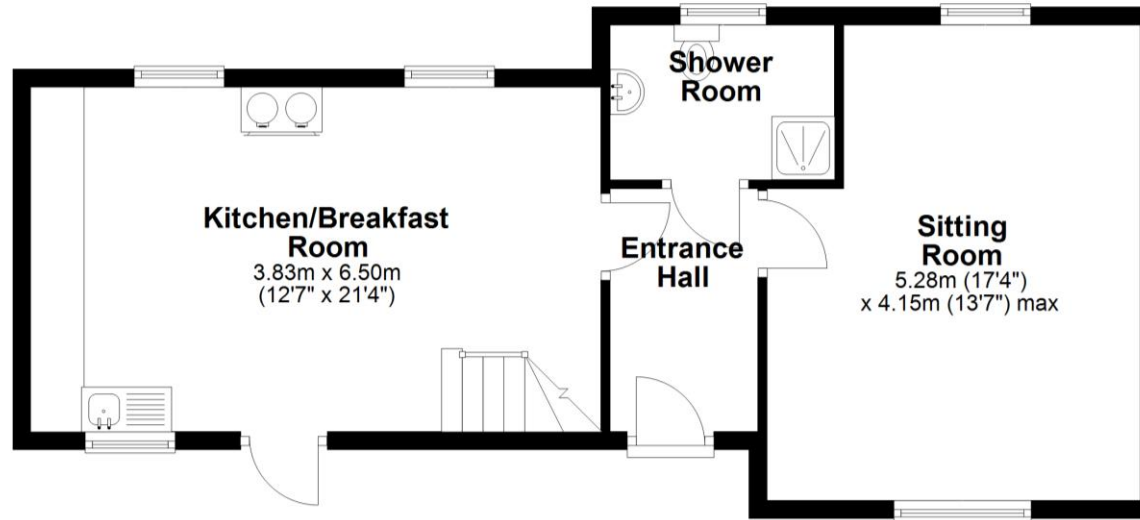
A useful storage shed is positioned within the grounds, offering practical space for garden equipment and tools. The gardens enjoy far-reaching views over the surrounding countryside, providing an ever-changing backdrop and a truly peaceful environment in which to relax and unwind.

Extending to just under eight acres in total, the land is divided into two well-proportioned fields, offering excellent versatility for smallholding or equestrian use. The combination of gardens, paddocks and open space creates an outstanding opportunity for those seeking a rural lifestyle with land and privacy in equal measure.



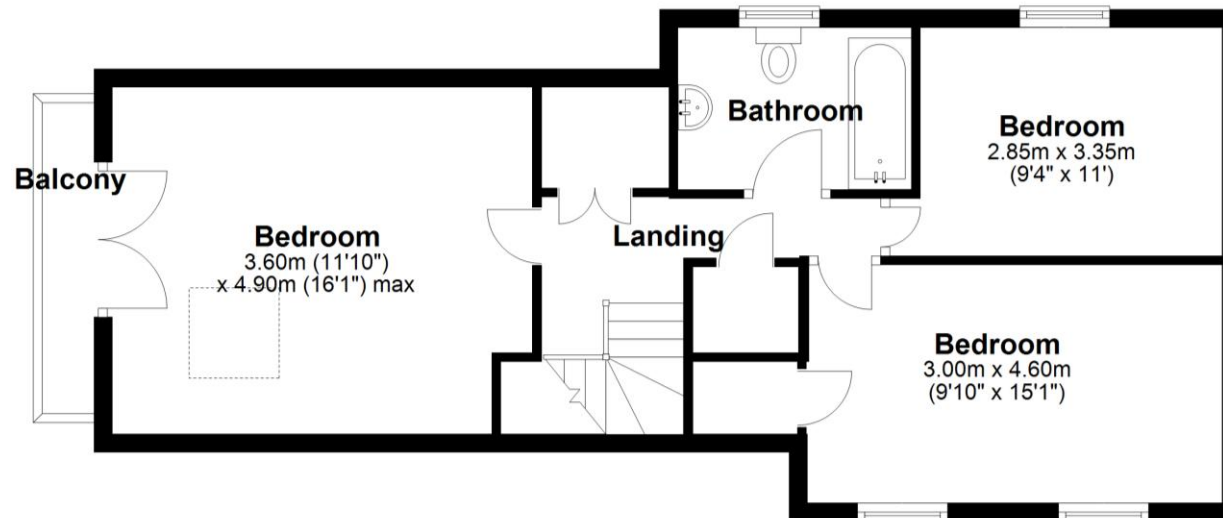
Ground Floor

Approx. 54.5 sq. metres (586.2 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.1 sq. feet)
(excluding Balcony)



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