

# Blaencamlais Canol Farm

Libanus, Brecon, Powys, LD3 8NR



**Blaencamlais Canol Farm  
Libanus  
Brecon  
Powys  
LD3 8NR**

- *A delightful, detached country residence*
- *Approximately 0.6 acres of grounds and gardens with a natural stream*
- *Charming and extensively renovated accommodation with three well-appointed bedrooms*
- *Attached self-contained one bed cottage*
- *Idyllic rural setting close to the market town of Brecon*
- *Nestled in the heart of the Brecon Beacons National Park*

**Brecon 6 miles  
Abergavenny 25.5 miles  
Cardiff 40.5 miles**



## INTRODUCTION

Nestled in the heart of the Brecon Beacons National Park, this delightful, detached country residence occupies a picturesque setting within approximately 0.6 acres of gardens and grounds. Enjoying a wonderful sense of peace and seclusion, the property is bordered in part by a charming stream, whose gentle flow enhances the idyllic atmosphere and natural appeal of the setting.

The house is rich in character and period charm having been extensively renovated by the current owners, offering beautifully presented accommodation that combines traditional features with modern comfortable living. Arranged around two welcoming reception rooms and three well-appointed bedrooms, the property provides a warm and inviting home ideally suited to both family occupation and rural retreat.

A particular feature is the adjoining self-contained cottage, offering excellent flexibility as guest accommodation, multi-generational living space or potential ancillary income. Together with the attractive gardens and a unique setting within the National Park, the property presents a rare opportunity to enjoy a quintessential country lifestyle amidst some of Wales most spectacular scenery.

## LOCATION

The property enjoys an enviable position within the heart of the Brecon Beacons National Park, just a short distance from the renowned Mynydd Illtyd Common, one of the area's most celebrated landscapes. Surrounded by spectacular scenery, the locality offers an abundance of walking, cycling and riding opportunities, with miles of open countryside, mountain trails and breathtaking views right on the doorstep, making it an ideal location for those who enjoy the outdoors.

Despite its peaceful rural setting, the property remains conveniently accessible. The historic market town of Brecon lies approximately six miles away and provides an excellent range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities, together with a choice of highly regarded primary and secondary schools in both the state and independent sectors.

The A470 is located around three miles from the property, providing excellent road connections to South Wales, Cardiff and the wider motorway network. This combination of outstanding natural beauty, recreational opportunities and accessibility makes the location particularly sought after for both permanent residence and country retreats.



## ACCOMMODATION

A traditional stable door opens into a charming entrance porch with flagstone flooring, immediately setting the tone for the character and warmth that continues throughout the house. From here, a door leads into the welcoming reception hall, where exposed ceiling timbers add to the property's period appeal.

To one side of the hall is the formal dining room, an inviting space centred around an attractive feature fireplace, ideal for both everyday dining and entertaining. Opposite lies the principal sitting room, a wonderfully atmospheric reception room rich in character. A substantial inglenook fireplace with inset wood-burning stove forms a striking focal point, complemented by exposed beams and a traditional enclosed stone staircase rising to the first floor.

The kitchen combines country charm with modern practicality, being fitted with a range of contemporary units incorporating an integrated dishwasher and fridge, together with space for a range-style cooker. Adjoining the kitchen is a particularly useful walk-in pantry, providing excellent additional storage and enhancing the property's traditional farmhouse feel.

To the rear of the house is a practical utility and store area, perfectly suited for muddy boots, outdoor clothing and the demands of country living.

The first-floor landing retains much of the property's original character with exposed timber and access to the three well-proportioned bedrooms. The principal bedroom is particularly attractive, featuring sloping ceilings that enhance its character together with the benefit of an en suite shower room. The remaining two bedrooms are served by a well-appointed family bathroom, completing the accommodation.







## **SWN Y NANT COTTAGE**

Attached to the main house, the self-contained cottage provides a highly versatile addition to the property, ideally suited to guest accommodation, multi-generational living or as a holiday letting opportunity.

French doors open directly into a delightful open-plan living space, creating a bright and welcoming atmosphere. The room is thoughtfully arranged with a fitted kitchen positioned discreetly to one side, while a wood-burning stove provides a cosy focal point and enhances the cottage's character. With ample space for both sitting and dining, it is a comfortable environment from which to enjoy the peaceful surroundings.

Stairs rise to the first floor where there is a double bedroom together with a well-appointed shower room. Independent yet seamlessly connected to the main residence, the cottage offers excellent flexibility and broadens the property's appeal to a variety of purchasers.

Whether accommodating dependent relatives, older children seeking greater independence, or guests wishing to enjoy an extended stay, the cottage represents a valuable and adaptable asset that can evolve alongside changing lifestyle requirements.



## OUTSIDE

The property stands within approximately 0.6 acres of beautifully landscaped gardens and grounds, thoughtfully designed to provide a balance of relaxation, entertaining space and wildlife interest.

Extensive areas of lawn are interspersed with well-stocked borders and a variety of seating areas, creating numerous vantage points from which to enjoy the peaceful surroundings.

A particular feature of the gardens is the excellent range of leisure amenities, including a dedicated hot tub area, an attractive summer house and a charming barbecue hut capable of seating up to ten guests, making it an ideal setting for year-round entertaining and social gatherings.

There is ample private parking for several vehicles, while part of the grounds has been allowed to naturally rewild, creating a valuable habitat for local wildlife and enhancing the property's environmental appeal.

Along one boundary, a delightful natural stream meanders through the landscape, providing a picturesque backdrop and further contributing to the tranquil atmosphere that makes this such a special place to live.





## SERVICES

The property is connected to a private borehole water supply, private drainage, mains electricity with PV solar panels and battery backup 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

Main House - Powys County Council Band "E"  
Swn y Nant Cottage – Powys County Council Band "C"

## MOBILE & INTERNET CONNECTION

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

## DIRECTIONS

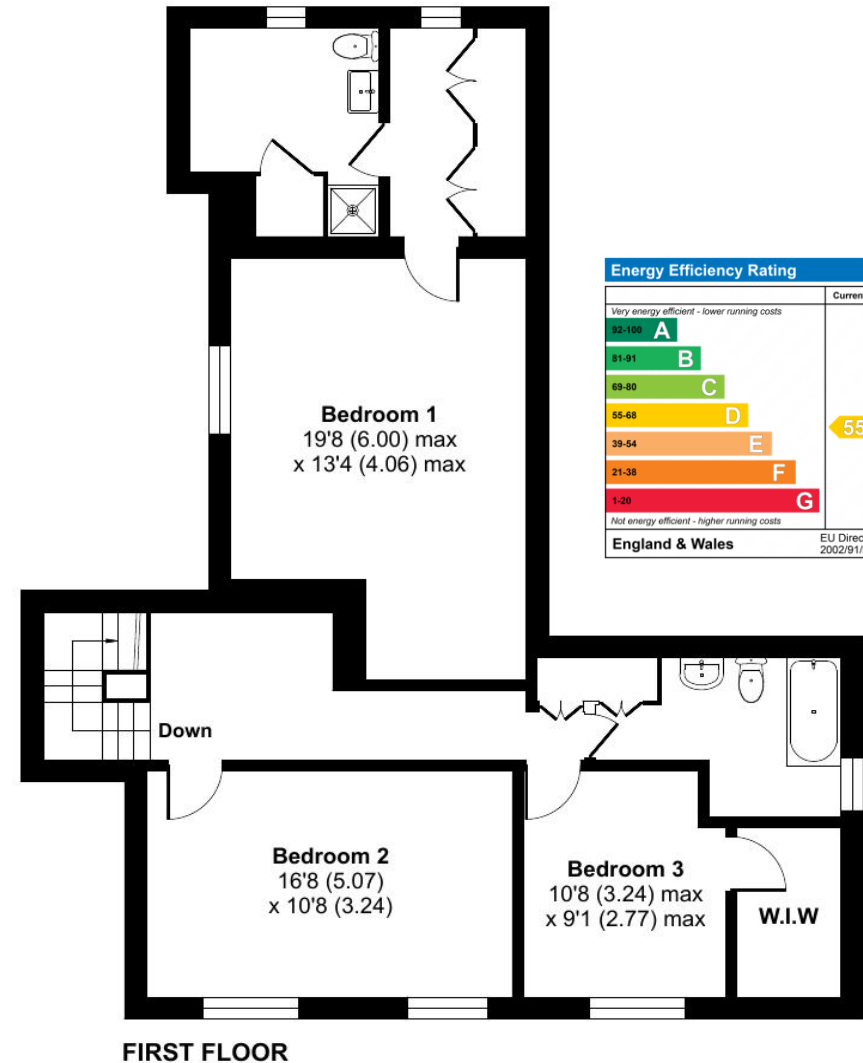
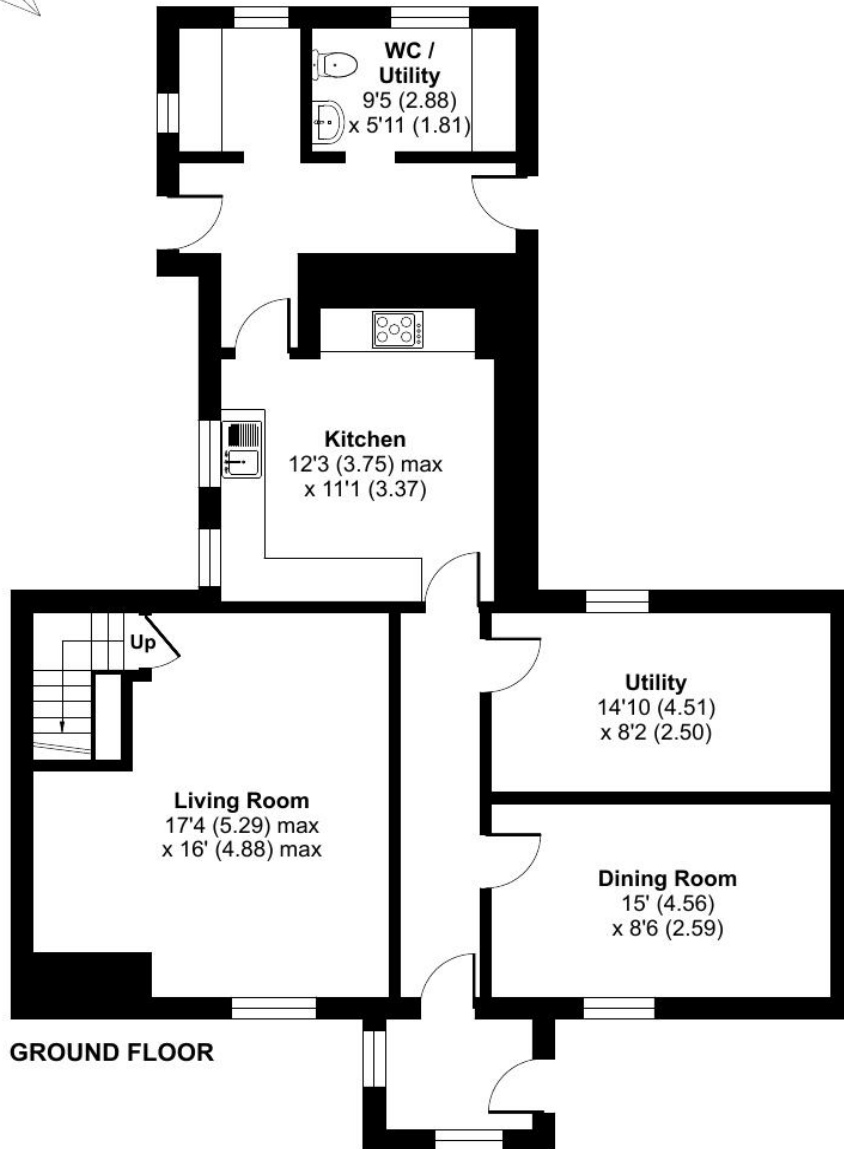
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Approximate Area = 1952 sq ft / 181.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
32-100 <b>A</b>		
61-91 <b>B</b>		
69-80 <b>C</b>		72
55-68 <b>D</b>	55	
39-54 <b>E</b>		
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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