

Tyn y Beili

Llanafanfawr, Builth Wells, Powys LD2 3LU



**Tyn y Beili
Llanafanfawr
Builth Wells
Powys
LD2 3LU**

- *1.9 acre country property*
- *Incredible mountainous backdrop*
- *Restored and extended farmhouse.*
- *Three bedroom holiday annex*
- *Landscaped garden with river frontage*
- *Stunning Mid Wales countryside*

**Builth Wells 10 miles
Beulah 4 miles
Hereford 50 miles**



INTRODUCTION

Tyn-y-Beili is a beautifully positioned country residence set against a dramatic mountainous backdrop in the heart of rural Mid Wales. This impressive, detached former farmhouse has been thoughtfully upgraded to combine character and charm with versatile modern living, all set within just under two acres of exquisitely landscaped gardens and grounds.

Occupying an exceptional position at the foot of the Cambrian Mountains, the property enjoys a rare sense of peace and unspoilt natural beauty. The grounds have been carefully designed to create year-round interest, seamlessly blending formal planting with the surrounding landscape. A delightful stretch of the River Dulas runs through the property, complemented by woodland, sweeping lawns and thoughtfully positioned seating areas that make the most of this tranquil setting.

The house itself offers generous and flexible accommodation, ideal for both family life and entertaining, while a detached three-bedroom holiday annex provides superb additional space for guests.

The setting is truly special, with direct access to miles of unspoilt countryside, offering exceptional walking, riding and exploration right from the doorstep. The landscape changes beautifully with the seasons, from spring bulbs and woodland flowers to rich autumn colour and crisp winter stillness. Wildlife is abundant, and the remarkably dark skies offer a spectacular backdrop for stargazing.

Tyn-y-Beili represents far more than a home; it is a private sanctuary, offering an enviable lifestyle immersed in nature and tranquillity.



LOCATION

Tyn y Beili enjoys a peaceful rural setting approximately four miles from the village of Beulah, a close-knit community offering everyday amenities including a shop, fuel station and public house. The surrounding area is renowned for its unspoilt natural beauty, with easy access to both the Brecon Beacons National Park and the Elan Valley, offering exceptional opportunities for walking, cycling and outdoor pursuits.

The nearby market town of Builth Wells provides a wider range of services and is internationally recognised as the home of the Royal Welsh Show. Well positioned for access to Brecon, Llandovery and beyond, the property combines rural seclusion with convenient connectivity, making it an ideal base for both lifestyle and practicality

Seller Interview

“When I found Tyn-y-Beili, after searching across Wales for over a year, I knew immediately it was something special. The setting, at the foot of the Cambrian Mountains, offers a sense of peace and seclusion that is incredibly rare. Over the past fourteen years, I’ve loved watching the seasons unfold—from spring daffodils and bluebells to golden autumn hills and crisp winter mornings. The gardens have been carefully shaped to complement the landscape, while the surrounding countryside provides endless walks, breathtaking views and complete tranquillity. Wildlife is abundant, the skies are beautifully dark, and on occasion we’ve even seen the aurora. It’s been a truly magical place to call home.”



ACCOMMODATION

The interior of Tyn-y-Beili has been thoughtfully refurbished to an exacting standard, beautifully blending period character with refined contemporary comfort. The approach is via a central entrance leading into an impressive sitting room, rich in atmosphere with exposed beams, a striking stone inglenook fireplace incorporating a former bread oven, and a wood-burning stove. A partially vaulted ceiling with galleried landing above enhances the sense of space and architectural interest.

An opening leads through to a characterful kitchen, fitted with oak-fronted cabinetry, complemented by granite and timber work surfaces, a glazed ceramic sink and a range of traditional features including exposed stone and timber detailing. This space flows seamlessly into a superb garden room, a timber-framed addition with extensive glazing to both elevations, perfectly designed to capture the surrounding views. With its own wood-burning stove, this is an exceptional space for both relaxation and entertaining.

Beyond, a further reception room offers generous proportions, abundant natural light and a feature stone fireplace with inset stove, creating a warm and inviting setting. Practical elements have been carefully considered, with an inner hallway providing an ideal boot room, alongside a well-appointed utility and an additional ground floor suite incorporating a kitchenette, WC and staircase rising to a potential bedroom—offering excellent flexibility.

The first floor is arranged around an impressive galleried landing, leading to well-proportioned bedrooms. A guest bedroom with exposed stonework benefits from an en suite shower room, while a separate inner landing leads to further accommodation, including a beautifully appointed principal suite with a luxurious en suite featuring both a freestanding bath and separate shower.

Throughout, the house retains a strong sense of heritage while delivering a highly comfortable and elegant living environment suited to modern country living.





Annex

The Annex is a beautifully converted detached barn, offering stylish and highly versatile accommodation with planning permission for holiday use. Thoughtfully arranged, the interior combines character features with modern convenience, creating a welcoming and comfortable environment.

The ground floor opens into a charming living room, leading through to a well-appointed kitchen fitted with a range of built-in units, incorporating an oven and hob with space for additional appliances. Beyond, a second, more spacious reception room provides an excellent sitting and dining area, filled with natural light and enhanced by south-facing patio doors that open onto a delightful seating terrace, perfectly positioned to enjoy the surrounding views.

Upstairs, the accommodation comprises three well-proportioned bedrooms, each served by its own bathroom, offering excellent flexibility and privacy for guests. Externally, the Annex benefits from a lovely outdoor seating area and useful storage, further enhancing its practicality and appeal.

Gardens and Grounds

The property is set within just under two acres of beautifully landscaped gardens and grounds. Designed for year-round enjoyment, the gardens feature expansive lawns, mature planting, fruit trees, vegetable plot, chicken coops and specimen trees, along with a delightful wooded area bordering the River Dulas, creating a tranquil and picturesque setting rich in wildlife. A selection of outbuildings and ancillary structures provide useful storage and further enhance the lifestyle appeal of this exceptional country home.





SERVICES

The property is connected to mains electricity, shared spring water supply, private drainage. 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

Herefordshire County Council Band "G" on main house. Annex banding pending.

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

d.thomas@sunderlands.co.uk Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

MOBILE & INTERNET CONNECTION

Some mobile signals are poor in this area. Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

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

On entering Garth from Builth Wells on the A483 take the first right hand turn. Follow lane for 2.6 miles coming to a T Junction, at T Junction which is the B4358 go straight across. In 0.6 miles take left hand turn by fir tree/green grit bin/road mirror which drops you down through Tanyralt Farmyard. Follow single track lane for 1 mile to the end (make sure to take 90 degree right hand bend when you see multiple bins on your left as straight on is a track). Once reaching bottom of hill and end of tarmac you will see Tyn y Beili signed to the right, follow the hard core track through the silver metal gate down into Tyn y Beili. The what3words for the end of the lane is ///sprawls.acrobats.fees

NOTES

- The property is accessed via a well made gravel track of about 150m which includes a gated entrance.
- A 'Byway for all traffic' passes through the yard area.
- There is a section of land adjacent to the river classed as a 'Site of Special Scientific Interest'

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	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Annex

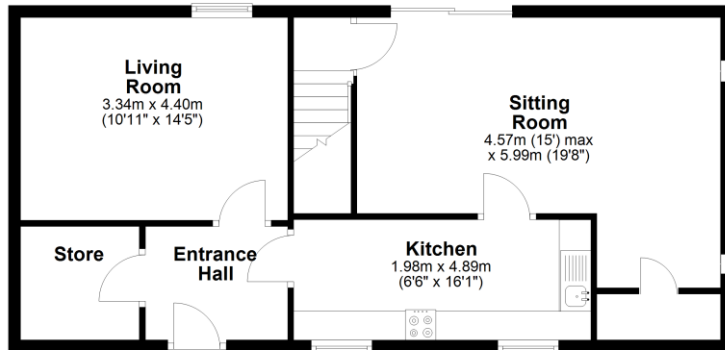
Tyn-Y-Belli, Builth Wells, LD2

Approximate Area = 3825 sq ft / 355.3 sq m

For identification only - Not to scale

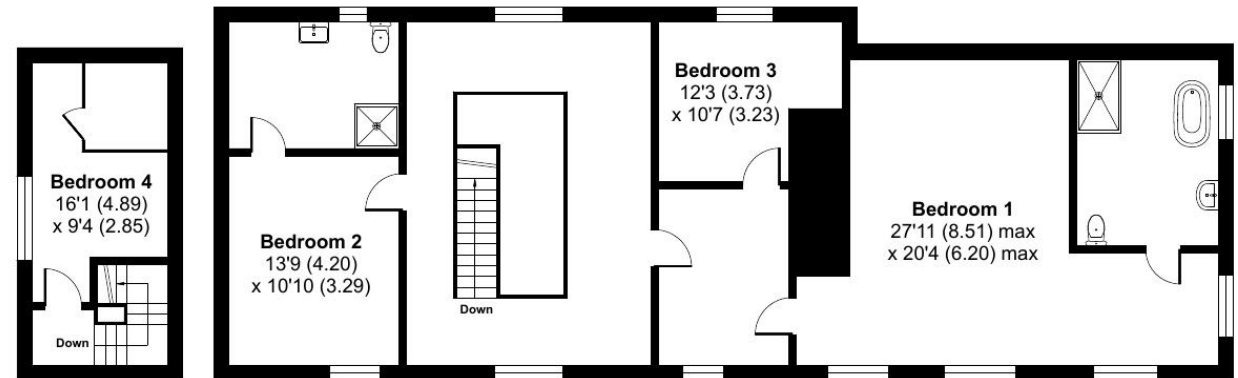
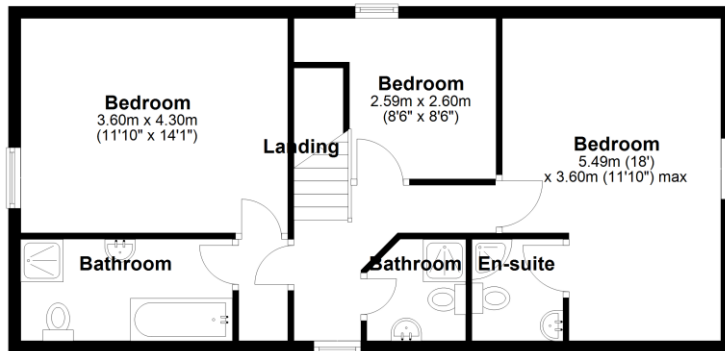
Ground Floor

Approx. 61.2 sq. metres (658.5 sq. feet)

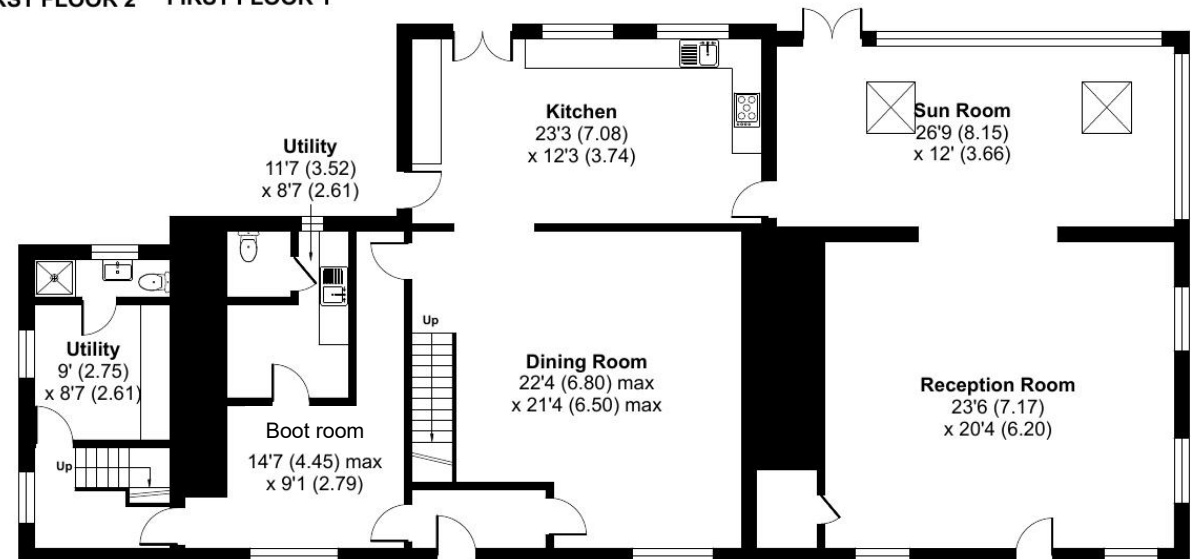


First Floor

Approx. 61.2 sq. metres (658.5 sq. feet)



FIRST FLOOR 2 FIRST FLOOR 1



GROUND FLOOR



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