

Pantau

Llanfilo, Brecon, Powys LD3 0TU



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- *2150 sq ft of accommodation*
- *3.75 acres of gardens and grounds*
- *Charm and character*
- *3 bedrooms and 2 bathrooms*
- *Just one mile from the Griffin Inn, Felinfach*
- *4 miles from Brecon*

Brecon 4 miles
Cardiff 40 miles
Abergavenny 21 miles

INTRODUCTION

Set in a rural position yet just four miles from the historic market town of Brecon, this delightful smallholding offers a rare combination of privacy, space and accessibility, with excellent connections to the A470 and the wider Brecon Beacons. Occupying approximately 3.75 acres, the property enjoys a wonderful sense of independence, with the house positioned centrally within its own land and approached via a private driveway leading to generous parking.

The cottage has been thoughtfully extended to create a versatile three-bedroom home, offering the flexibility to suit a variety of lifestyles. The accommodation can be enjoyed as a spacious family home or, the layout provides potential for part of the property to be used as an independent annex — ideal for extended family, guests or those seeking additional accommodation.

Beyond the house, the surrounding land with stables provides an exceptional opportunity to embrace a more rural way of life, whether for keeping animals, enjoying the gardens and grounds, or simply making the most of the space and privacy that a property of this nature provides.

With Brecon close at hand and the spectacular landscapes of the Brecon Beacons on the doorstep, this is a property that combines country living with everyday convenience — an increasingly rare opportunity to acquire a smallholding in such an accessible and attractive location. Combining a remarkable village setting, generous proportions and a programme of thoughtful improvement, this is an impressive and individual home which offers a rare opportunity to acquire a substantial family property in one of the area's most characterful rural communities.



LOCATION

The property enjoys a particularly attractive rural setting, combining a peaceful countryside location with excellent access to local amenities and the wider region. The nearby Felinfach Inn is a notable local attraction, renowned for its welcoming atmosphere, character and excellent food, providing an appealing country pub destination close to home. The historic cathedral city of Brecon is approximately four miles away, offering a good range of everyday amenities including independent shops, cafés, restaurants, schools and professional services, together with its popular theatre, cathedral and leisure facilities. The renowned market town of Hay-on-Wye is approximately 12 miles away, famous for its independent bookshops, galleries, cafés and annual literary festival, while the charming market towns of Talgarth and Crickhowell are also within easy reach. For those who enjoy the outdoors, the property is ideally positioned for exploring the exceptional landscapes of the Brecon Beacons National Park, with its mountains, valleys, rivers and extensive network of walking, cycling and riding routes. The A470 provides convenient connections north and south, making the property particularly well placed for enjoying the tranquility of rural living without being isolated from the amenities and attractions of the surrounding area.



ACCOMMODATION

On entering the cottage, the porch leads into the original sitting room, a charming part of the property with a stone feature fireplace and fitted woodburning stove. The original stone staircase rises from here and, although no longer in use, has been retained as an attractive character feature. A second sitting room opens into the conservatory, creating a lovely light-filled space from which to enjoy the surrounding scenery. The kitchen offers a good range of fitted units with space for a cooking range, beyond which is a further dining/living room with stone chimney breast and fitted woodburning stove. A spacious utility room and family bathroom complete the ground floor.

Upstairs, the accommodation is arranged in two sections, with the older main part providing two bedrooms and a separate WC, while the second first-floor area offers a further bedroom with its own shower room.







OUTSIDE

The property is set within approximately 3.75 acres, approached via a private driveway leading to a generous parking area. Alongside the house is a substantial stable block comprising four loose boxes and a tack room, with a useful storage shed to the rear. The surrounding land is divided into three separate enclosures extending down to a natural stream on one boundary, offering an excellent arrangement for livestock or equestrian use.

SERVICES

The property is connected to mains electricity, and water. Septic tank. 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 "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

What3words: ///boardroom.apartment.passes

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

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		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

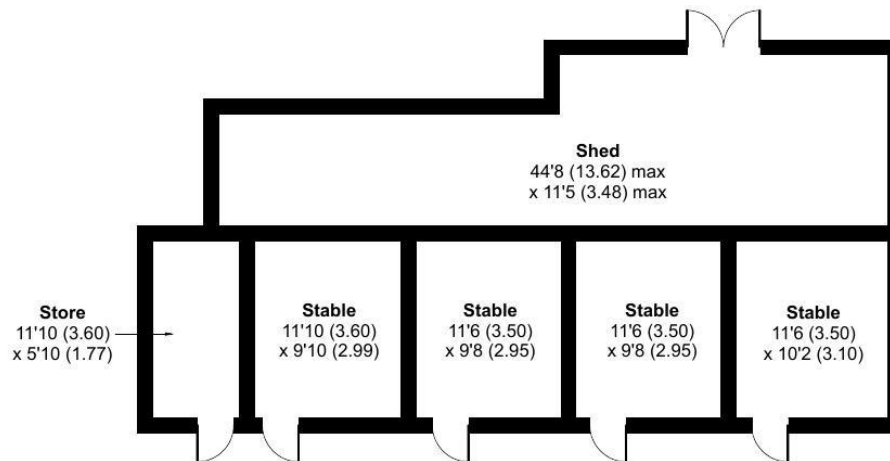
Pantau, Llanfilo, Brecon, LD3

Approximate Area = 2174 sq ft / 202 sq m

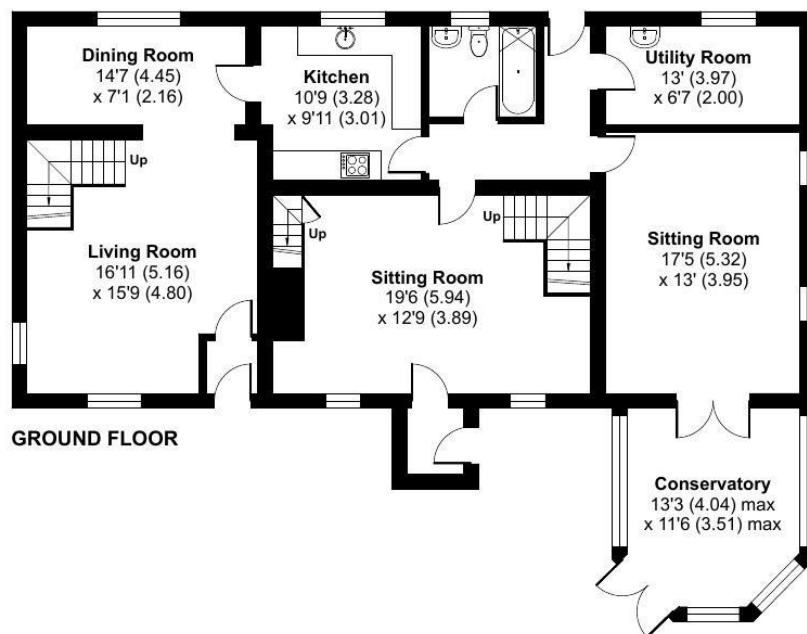
Outbuildings = 954 sq ft / 88.6 sq m

Total = 3128 sq ft / 290.6 sq m

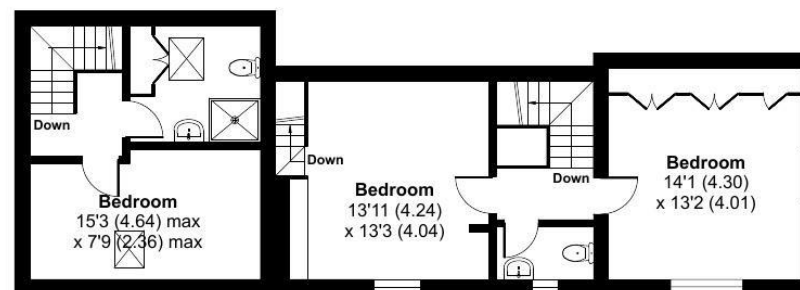
For identification only - Not to scale



OUTBUILDING 1 / 2 / 3 / 4 / 5 / 6



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sunderlands. REF: 1519875



Darren Thomas
01874 640840
d.thomas@sunderlands.co.uk