



Pant Glas Beulah, Llanwrtyd Wells, LD5 4YD

Asking price £625,000



Holters
Local Agent, National Exposure

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Before we get into the particulars, just imagine pulling through the electric gates after a long day, taking in the stunning countryside views, and knowing you have a beautifully presented family home, a self-contained annexe and superb outbuildings all waiting for you. Pant Glas really is one of those properties that offers something for everyone!

- Stunning Rural Smallholding
- Offering a Super 1.5 Acre Paddock
- Within Walking Distance to Popular Village
- Beautifully Modernised & Presented
- Three Bedroom Main House
- Impressive Attached One Bedroom Annexe
- Superb Gardens & Outside Space
- Useful Detached Garage/Workshop
- EPC - G

The Property

Pant Glas is a beautifully presented detached country home enjoying an idyllic rural position on the outskirts of Beulah, surrounded by rolling Mid Wales countryside and benefitting from a self-contained one-bedroom annexe, impressive detached outbuildings and wonderfully landscaped gardens. Offering an exceptional degree of flexibility, the property is perfectly suited to those seeking multigenerational living, additional guest accommodation or the opportunity to generate an income from the annexe (subject to any necessary consents).

Approached through timber entrance gates, the sweeping gravelled driveway immediately creates an excellent first impression, providing extensive parking and turning space before leading to the detached workshops and the property itself.

Stepping inside the main house, the accommodation has been thoughtfully improved to provide a superb balance between character and contemporary living. Oak internal doors, exposed timbers and quality finishes combine beautifully throughout.

The heart of the home is undoubtedly the impressive open-plan kitchen/dining room. Beautifully refitted with an extensive range of modern shaker-style units, integrated appliances and generous worktop space, it is a wonderful room for both everyday family life and entertaining. There is ample space for a large dining table, whilst exposed beams add warmth and character to this stylish room. Accessed directly from the kitchen is a highly useful utility room with fitted storage, space

for appliances and a stable door leading outside.

The main reception room is an equally impressive space. Beautifully proportioned, it centres around an attractive fireplace housing a wood-burning stove beneath a substantial timber mantel, creating a wonderfully cosy atmosphere during the winter months. Large windows flood the room with natural light whilst patio doors open directly onto the rear garden, allowing the inside and outside spaces to blend effortlessly during the warmer months. Completing the ground floor is a useful ground floor shower room which is accessed off the main entrance hall and fitted with a modern suite. From the entrance hall, the staircase rises to the first floor where the excellent standard of presentation continues.

The principal bedroom is a fantastic double room enjoying a pleasant outlook over the surrounding gardens and countryside, with exposed ceiling timbers adding further character. Bedrooms two and three are both well-proportioned rooms, ideal for children, guests or those working from home.

Serving the bedrooms is a beautifully appointed family bathroom, fitted with a contemporary white suite comprising a panelled bath, separate walk-in shower, wash hand basin and W.C., all finished with attractive tiling.

The Annexe

One of Pant Glas' greatest assets is the detached self-contained annexe. Beautifully presented throughout, it provides exceptionally flexible accommodation and

would be ideal for extended family, independent relatives, guests or those wishing to explore holiday letting opportunities (subject to any necessary permissions).

The accommodation briefly comprises a spacious living room with an impressive vaulted ceiling, exposed roof timbers and wood-burning stove creating a wonderfully light yet cosy reception space. French doors open directly onto the private patio, allowing you to enjoy the surrounding gardens.

There is also a fitted kitchen, modern shower room and generous double bedroom with large glazed doors overlooking the gardens.

Outside

The outside space is every bit as impressive as the accommodation.

The property is approached through attractive timber gates onto an extensive gravelled driveway providing parking for numerous vehicles, caravans or motorhomes. Beyond the driveway are two substantial detached outbuildings which provide excellent workshop space, storage and versatility for anyone running a business from home, pursuing hobbies or simply requiring extensive storage. One of the buildings also benefits from its own W.C.

The gardens have clearly been lovingly maintained over many years and provide an attractive combination of sweeping lawns, established shrubs, ornamental planting, mature hedging and well-stocked borders. Meandering pathways guide you through the grounds, whilst several seating areas provide



wonderful places to sit, relax and admire the surrounding countryside.

To the rear of the property, the paved terrace creates the perfect entertaining space, accessed directly from both the main house and the annexe, making it ideal for summer barbecues, family gatherings or simply enjoying the peaceful surroundings. Beyond the formal gardens are productive vegetable beds together with adjoining 1.5 acre paddock and uninterrupted views across the rolling Mid Wales countryside, creating a truly special setting that is becoming increasingly difficult to find. The paddock itself is very gently sloping and is a perfect space for a pony, the keeping of livestock or just to enjoy your own piece of the wonderful Welsh countryside. NOTE - A public right of way passes along the rear boundary of the property. This could easily be fenced off if desired.

Whether you're looking for a spacious family home, accommodation for multiple generations, or a property offering outstanding versatility in a glorious rural setting, Pant Glas is one that simply has to be viewed to be fully appreciated.

The Location

The village of Beulah has a great community feel with a village shop and filling station central in the village. The Trout Public House is well known in the area for its food. Nearby is the town of Llanwrtyd Wells. With a population of just 850, it is the smallest town in Powys and claims to be the smallest town in Britain. The town is on the A483 between Llandovery and Builth Wells and is located near the pass between the Tywi and Irfon valleys. Llanwrtyd Wells grew as a spa town around the Ffynnon Ddrewllyd, which still exists. The town is the site of both the World Bog Snorkelling Championships and the annual Man versus Horse Marathon, as well as other annual events.

The market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – the upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 250,000 visitors to the town each year.

Nearest Towns

- Llanwrtyd Wells - 4 miles
- Builth Wells - 9 miles
- Llandrindod Wells - 13.5 miles

Services

We are informed the property is connected to mains water, electricity and drainage.

Heating

The property has the benefit of LPG gas fired central heating.

Council Tax

Powys County Council - Band D.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

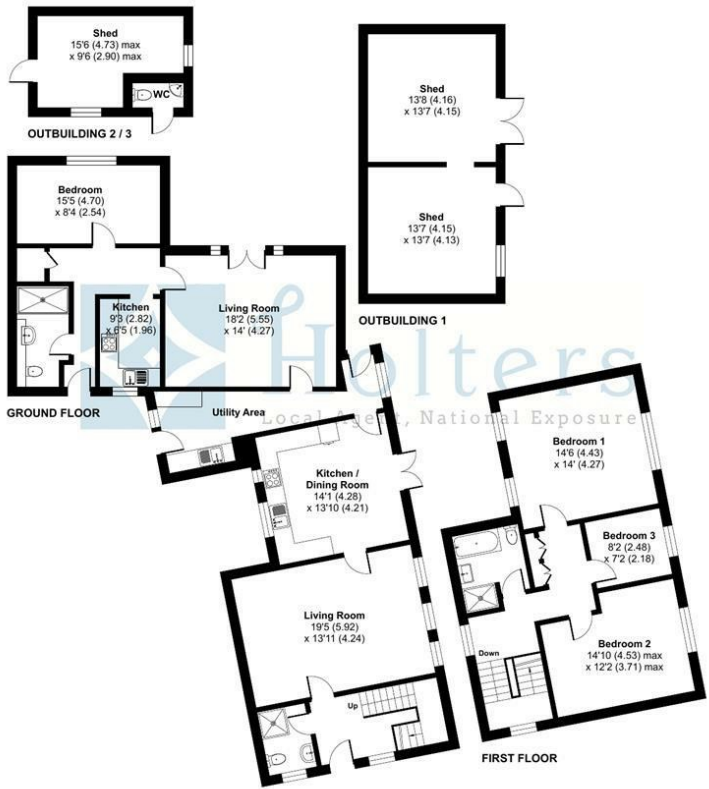
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Approximate Area = 1451 sq ft / 134.8 sq m
Annexe = 622 sq ft / 57.8 sq m
Outbuilding = 518 sq ft / 48.1 sq m
Total = 2591 sq ft / 240.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Holters Estate Agents. REF: 1482934

