Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Trallong
Brecon
Powys

£995,000











- Detached Five Bedroom Country Residence
- Two En-Suites Bedrooms & Two Family Bathrooms
- Character Accommodation
- Additional Two Bedroom Detached Annexe
- Two En-Suite Bedrooms and Family Bathroom
- Independent Access, Driveway & Parking to Annexe
- Double Garage & Ample Off-Road Parking
- Approximately 12 Acres of Grazing Pasture
- Ideal Multi-Generational Living or Income
- Countryside Views

Ref: PRG11083

Viewing Instructions: Strictly By Appointment Only

0

General Description

Set in a private position, this impressive five-bedroom smallholding enjoys far-reaching views, beautifully established gardens and approximately 12 acres of land. The property offers an exceptional combination of spacious accommodation, flexible living space with a self-contained detached annexe and offers approximately 12 acres of clean grazing. This versatile property is ideally suited to family life, multi-generational living or those seeking a rural lifestyle with potential for additional income.

Accommodation

Accommodation

Ground Floor

Entrance Hall

Kitchen / Breakfast Room (14' 8" x 12' 4") or (4.47m x 3.75m)

Lounge (20' 3" x 13' 10") or (6.16m x 4.22m)

Dining Room (15' 9" x 11' 8") or (4.81m x 3.55m)

Sitting Room (17' 10" x 14' 8") or (5.44m x 4.47m)

Lobby

Utility Room (10' 0" x 7' 0") or (3.05m x 2.14m)

Boot Room

Store Room

Study (14' 5" x 10' 10") or (4.39m x 3.30m)

Bathroom (13' 1" x 10' 5") or (3.99m x 3.17m)

Bedroom 5 (14' 7" x 10' 3") or (4.44m x 3.13m)

En-Suite Shower Room (10' 6" x 4' 5") or (3.20m x 1.34m)

Bedroom 4 (13' 1" x 11' 9") or (4.0m x 3.57m)

First Floor

Bedroom 1 (23' 3" x 13' 0") or (7.08m x 3.96m)

Bedroom 2 (20' 10" x 14' 8") or (6.36m x 4.47m)

Study (16' 4" x 13' 1") or (4.98m x 4.0m)

Bedroom 3 (14' 3" x 13' 0") or (4.34m x 3.96m)

En-Suite Shower Room (11' 9" x 8' 10") or (3.57m x 2.69m)

Services

Mains Electricity and Water.

Oil Central Heating.

EPC Rating (Beilibrith): D (55/78)

EPC Rating (Annexe): D (67/73)

Council Tax Band: E - Powys County Council

Solar Panels.

Tenure: Freehold

Broadband Availability: Check with your provider.
Mobile Signal: Deemed okay, check with your provider.

Annexe

Kitchen/ dining room (18' 9" x 14' 2") or (5.71m x 4.32m)

Lounge (18' 9" x 14' 2") or (5.71m x 4.32m)

Bedroom 1 & Ensuite Bathroom (16' 4" x 11' 1") or (4.98m x 3.37m)

Bedroom 2 With En Suite (12' 2" x 11' 0") or (3.71m x 3.36m)

Bathroom (10' 10" x 10' 3") or (3.29m x 3.13m)

Utility Room (15' 5" x 10' 6") or (4.71m x 3.20m)

Garage (39' 3" x 22' 8") or (11.97m x 6.91m)

Services

Mains electricity, mains water

EPC Rating:55

Tenure

We are informed that the tenure is Freehold

Council Tax

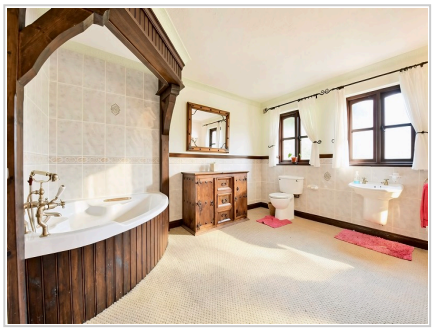
Band E

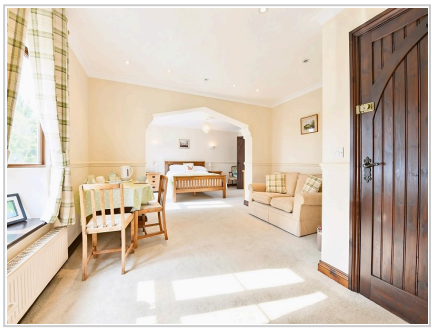


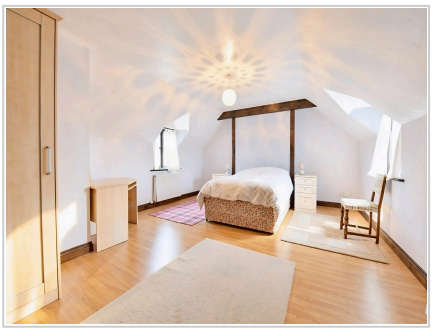
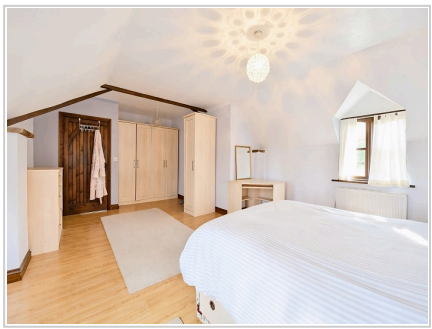




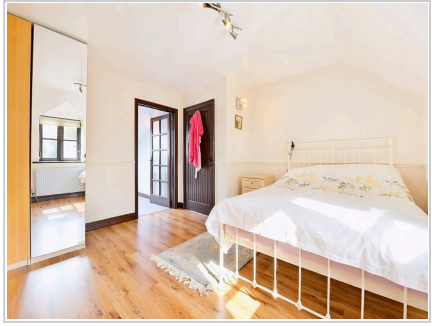
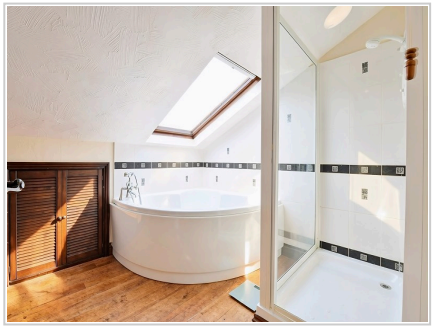
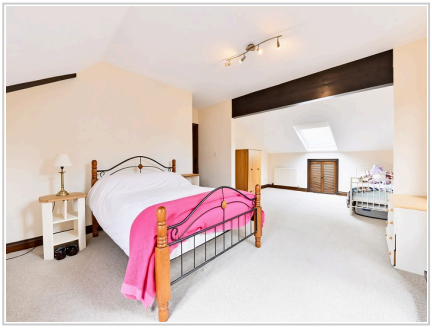


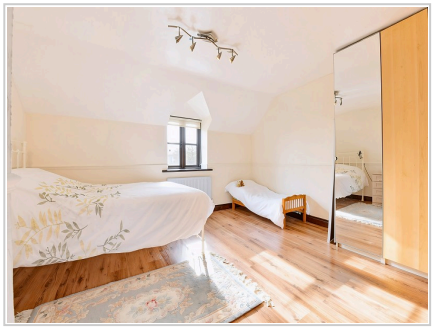







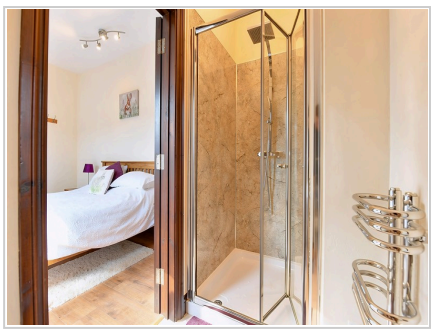




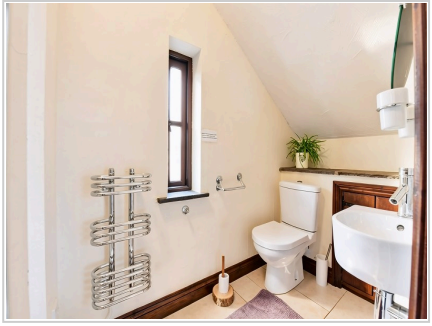


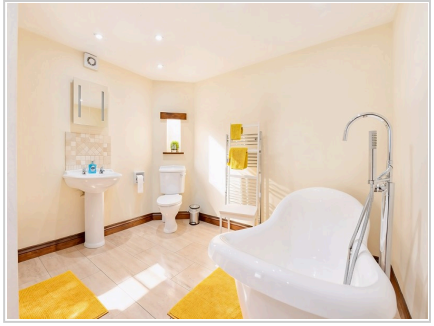








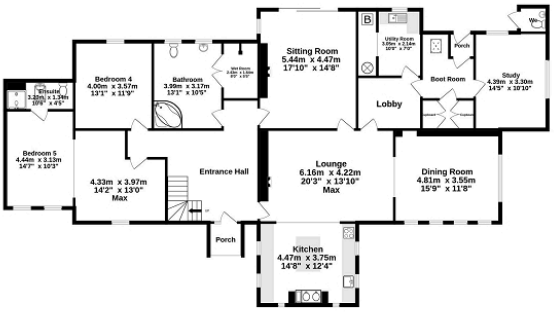




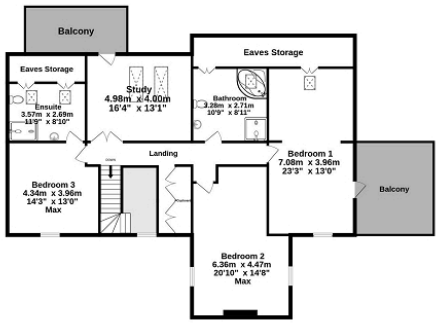




Ground Floor
215.4 sq.m. (2318 sq.ft.) approx.



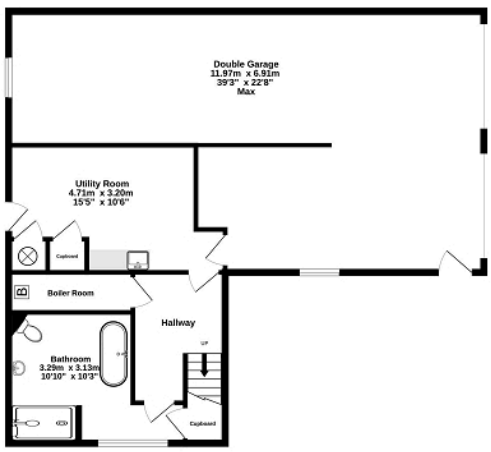
1st Floor
151.2 sq.m. (1627 sq.ft.) approx.



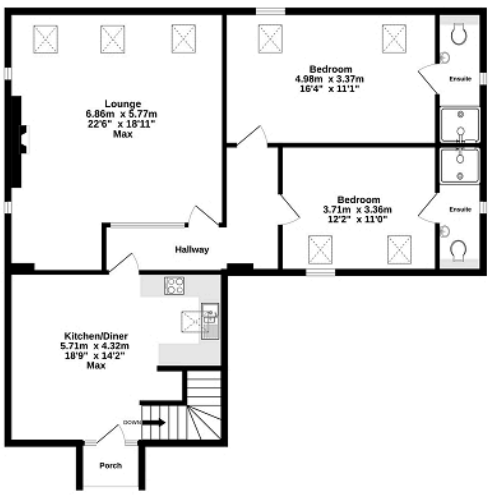
TOTAL FLOOR AREA : 366.5 sq.m. (3945 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ground Floor
101.2 sq.m. (1089 sq.ft.) approx.



1st Floor
102.6 sq.m. (1104 sq.ft.) approx.



TOTAL FLOOR AREA : 203.8 sq.m. (2193 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.