



Rosslyn,
Llanhamlach, Brecon, Powys, LD3 7YA

FINE & COUNTRY

KEY FEATURES

Just two miles from the heart of Brecon, 'Rosslyn' is a prominent and impressive country residence offering space, comfort, and outstanding views in a prime semi-rural setting. Set within approximately 7 acres of gardens, orchard, and level pasture, this substantial family home provides the perfect balance of peaceful countryside living with easy access to town amenities.

The generously proportioned accommodation includes a striking 30ft drawing room, three further reception rooms, a conservatory and garden room, and a beautifully fitted kitchen—offering flexibility for both everyday family life and entertaining. Upstairs, there are five spacious bedrooms, three with en-suite facilities, and a family bathroom. Large windows throughout make the most of the glorious south-facing aspect and sweeping views of the Brecon Beacons.

The landscaped gardens are thoughtfully designed and beautifully maintained, with the adjoining pasture land ideal for equestrian or smallholding use. A detached garage with a first-floor adds valuable space for hobbies, storage or home working. With its enviable location and far-reaching outlook, Rosslyn is a rare opportunity to acquire a prestigious home in one of Wales's most sought-after regions.



LOCATION

Just two miles from the edge of Brecon, this lovely home offers the perfect balance of countryside living with easy access to town amenities. Brecon is a vibrant market town, home to a range of independent shops, supermarkets, cafes, and restaurants. For leisure and entertainment, the town boasts a cinema, theatre, and a modern leisure centre.

Outdoor enthusiasts will love the walking and cycling trails through the surrounding mountains, while the scenic Monmouthshire & Brecon Canal towpath provides a gentler pace for relaxing strolls.

The nearby road networks provides easy access towards Abergavenny and the M4 or South Wales via the A470.



STEP INSIDE

From the moment you step inside, this impressive home offers a wonderful sense of space, light, and comfort. The property is entered via a spacious hallway with attractive oak flooring, leading to a bright inner hallway with stairs to the first floor and access to a versatile reception room—currently used as a home office. This peaceful space features French doors opening to the south-facing garden and an elegant fireplace, creating a perfect work-from-home environment. At the heart of the house is the superb 30ft drawing room—a fantastic space for entertaining. With oak flooring, a feature fireplace, and multiple south-facing windows and French doors, it enjoys beautiful natural light and uninterrupted views of the Brecon Beacons. Equally impressive is the open-plan kitchen/breakfast room and conservatory, a true social hub filled with sunlight. The kitchen is fitted with a wide range of units, a modern electric range cooker, integrated dishwasher, and 1½ bowl sink. This space flows seamlessly into the breakfast area and on to the conservatory—an ideal spot to relax after meals while soaking in panoramic mountain views. A formal dining room at the rear of the house offers further entertaining space and links through French doors to the garden room—a tranquil space perfect for reading or enjoying the outlook. The ground floor is completed by a practical utility room.





Upstairs, the property offers five generously sized bedrooms, three of which benefit from en-suite facilities. Three of the bedrooms also enjoy a sunny south-facing aspect with stunning views of the surrounding peaks. The family bathroom is beautifully appointed with a roll-top bath, WC, wash hand basin, and bidet. Attic stairs lead to a large roof space, providing additional storage.





OUTSIDE

Set in approximately 7 acres, the gardens and grounds of this superb home are every bit as impressive as the house itself. Immediately surrounding the property, the landscaped gardens are a true delight—featuring well-tended lawns, mature shrubs, and thoughtfully placed seating areas that make the most of the breathtaking views across the Brecon Beacons. Whether you're enjoying a quiet morning coffee or relaxing with an evening drink, the setting offers peace, beauty, and a constant connection to nature.

To the rear of the house, there is ample parking alongside a substantial garage block measuring 10.2m by 5.6m, offering space for multiple vehicles or workshop use. The garage also benefits from a full upper floor, providing excellent storage or potential for further use (subject to any necessary consents).

Beyond the formal garden lies a charming orchard, filled with a variety of fruit trees and edged by two level paddocks—ideal for keeping ponies, a few sheep, or for those looking to pursue a smallholding lifestyle. With its combination of practical space, natural beauty, and privacy, the land perfectly complements the grandeur and charm of the home.





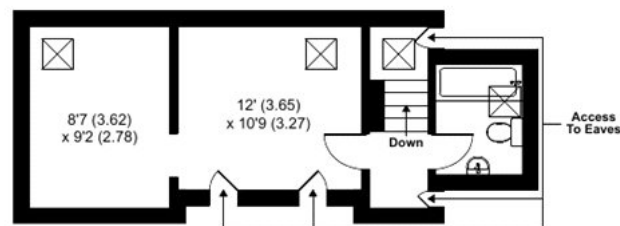
FLOORPLAN

Approximate Area = 3878 sq ft / 360.2 sq m

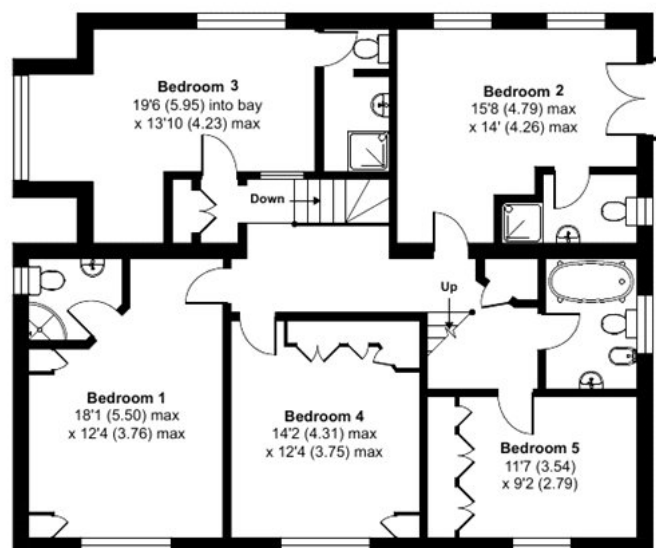
Garage= 1238 sq ft / 115 sq m

Total = 5116 sq ft / 475.2 sq m

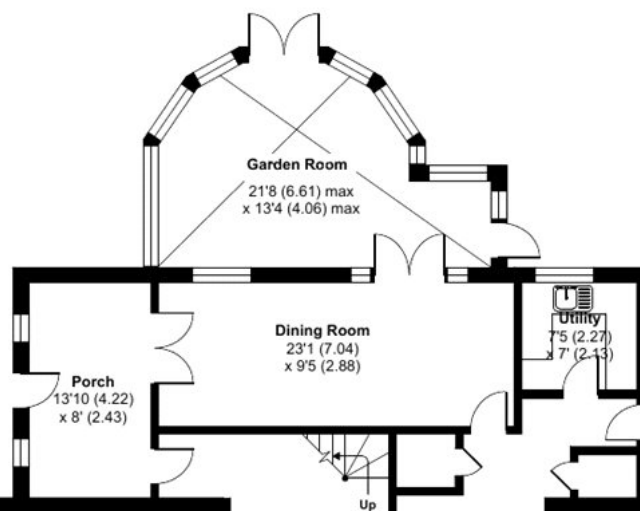
For identification only - Not to scale



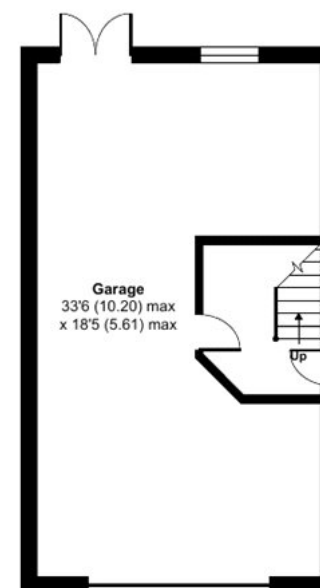
SECOND FLOOR



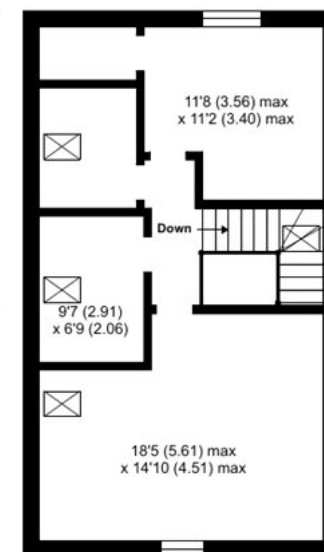
FIRST FLOOR



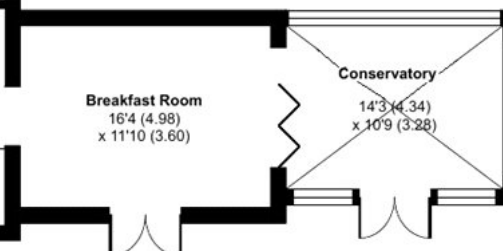
GROUND FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GENERAL

Mobile & Internet Coverage: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

SERVICES: We are informed that the property is connected to mains electricity. Private borehole water and drainage.

HEATING: Oil fired central heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band H

TENURE: We are informed that the property is of Freehold Tenure.

DIRECTIONS: From Brecon take the A40 in a easterly direction towards Abergavenny. From the roundabout on the edge of Brecon take the dual carriageway, take the first left hand turn signposted Llangorse and immediately on turning off the dual carriage way access to Rosslyn can be seen directly ahead.

VIEWING: By appointment through selling agents – Fine & Country 01874 427290

Opening Hours: Mon–Fri: 9:00am - 5:00pm or Sat: 9:00am - 12:30pm

MONEY LAUNDERING REGULATIONS When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £12 (inclusive of 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.

NOTICE 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: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251.

REGISTERED NO: OC310186

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. OC310186 Registered Office: The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA. Printed 04.04.2023





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