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UPPER DROELLAN

Llanstephan, Brecon, Powys LD3 0YR

A Traditional Detached Cottage (with Annex) in a Quiet Location with Wonderful Views over the Wye Valley towards the Black Mountains.



2 Bedroom Cottage together with 1 Bedroom Annex, Air Source Central Heating, Private Water and Drainage. Large Garden and Off-Road Parking.

TO LET Unfurnished for a Period of 1 Year on a Standard Occupation Contract At a Rental in the Region of £1,250.00 Per Calendar Month

VIEWING - Strictly By Appointment Through The Sole Letting Agents

These particulars give only a general outline and your attention is drawn to the notice printed overleaf.

Regulated by RICS



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Rural Consultancy

Sale & Purchase of Farms and Estates
Letting of Houses, Cottages, Fishing & Shooting Rights
Management of Farms and Estates
Valuation of Farms & Estates
Telecommunication Mast Negotiations
Road and Pipeline Compensation

Bookkeeping & Payroll Services

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- (5) If there is any point which is of particular importance to you or upon which you need further information or clarification, please contact the agents who will be pleased to assist you, especially if you intend to travel some distance to view the property.

SITUATION

The property is at the end of a minor public road on the Llanstephan Estate, about two miles north of the villages of Boughrood and Llyswen. Llyswen is approximately 7½ miles from Hay-on-Wye, 9 miles from Brecon, 11 miles from Builth Wells, 29 miles from Hereford and 52 miles from Cardiff.

The property is well served by an extensive network of public rights of way extending throughout the Llanstephan Estate.



THE PROPERTY

Upper Droellan is a detached two-storey stone-built cottage set in a quiet woodland edge location above the Wye Valley. It also has an adjoining two-storey annex.

ACCOMMODATION

All measurements are approximate and the property has a mixture of single and double glazed windows. The property has been recently redecorated throughout.

Please note that there is no internal interconnecting door between the main cottage and the annex. Access between them is instead via a short external path and steps. The annex has no kitchen, independent services or heating controls.

**MAIN COTTAGE
GROUND FLOOR**

Front Door leading into:

Living Room (4.3m x 3.2m) with double aspect windows and external doors to front and back, Clearview woodburning stove, understairs cupboard with hot water cylinder

and heating controls, 2 radiators, flagstone floor. Open doorway to kitchen and Stairwell to *1st Floor*.

Kitchen (4.3m x 2.9m) with double aspect windows, new floor and wall units, stainless steel sink and drainer, dishwasher and washing machine points (for tenant to install their own), electric cooker point (for tenant to install their own) with cooker hood above, radiator and tiled floor.



FIRST FLOOR

Newly carpeted stairs and landing, with window and radiator. Doors to:-

Bedroom 1 (4.3m x 3.0m) with double aspect windows, in-built wardrobe, skylight, radiator and newly fitted carpet.



Bathroom (3.2m x 1.4m) with new shower over bath, shower screen, hand basin, shaver light, WC, radiator, extractor fan, south-facing window, newly fitted vinyl floor covering.

Bedroom 2 (4.3m x 2.8m) with double aspect windows, skylight, radiator and newly fitted carpet.

ANNEX
GROUND FLOOR

Front Door leading into small Porch with doors to:

Office/Storeroom (2.9m x 2.0m) west-facing window, vinyl tile floor, radiator.

Shower Room (2.1m x 1.4m) window, with in-built shower alcove, electric shower, hand basin, WC, mirror, shaver point, radiator, extractor fan, tiled floor.

Living Room (3.4m x 3.3m) with double aspect windows, radiator, vinyl tile floor. Open stairwell to *1st Floor*.

FIRST FLOOR

Bedroom (5.6m x 2.3m) with double aspect windows, rooflight, radiator and newly fitted carpet.



OUTSIDE

The cottage directly adjoins the minor public road on its annex side. To the front of the property (i.e. its southern aspect) is a lawn with borders and shrubs. To the rear is a gravelled patio area, air source heat pump, lawn and small pond, with the garden rising steeply on one side. There is a fenced vegetable patch (not used for a number of years) and parking area.



The property has the benefit of 2 outbuildings, both with power and lighting:

Woodshed/Store (2.4m x 2.1m) – stone-faced concrete block construction, with mono-pitch slated roof and concrete floor.

Workshop (3.7m x 3.7m) – stoned-faced concrete block construction, with double doors, slated roof and concrete floor, wooden work bench. High level double doors at rear opening out onto back lawn. Internal door to adjoining **Glasshouse** (3.8m x 2.3m).



FIXTURES AND FITTINGS

With the exception of any floor coverings mentioned elsewhere in these details, the property is to be let unfurnished. All fixtures and fittings will remain the Landlord's property and will be listed on an Inventory **included within the Standard Occupation Contract**.

SERVICES

Mains electricity and private water supply. Private drainage via septic tank. Telephone subject to regulations. Newly fitted Air Source Heat Pump.

OUTGOINGS

The Contract-Holder is responsible for all outgoing including Council Tax, electricity, fuel, water, telephone & broadband, emptying of septic tank, internal decoration, minor repairs and garden maintenance.

The Main Cottage is within Council Tax Band D and the Annex is within Council Tax Band A. It should be noted that the Landlord submitted an application in November 2025 to merge the Main Cottage and Annex for Council Tax purposes. The outcome of this application is still awaited and we cannot guarantee its outcome.

HOLDING DEPOSIT

A separate Holding Deposit of the equivalent of one week’s rent must in accordance with the Renting Homes (Fees Etc.) (Wales) Act 2019 be paid by the applicant upon any offer (subject to contract) of a Contract by the Landlord and will confer the right of first refusal on the property subject to the completion of a Contract agreement within 15 days of receipt of payment (unless extended by the parties’ agreement).

Should the application be successful, then the Holding Deposit will be used towards part payment of the Security Deposit. The Holding Deposit will however be retained by the Landlord should the applicant(s) provide false or misleading information at the time of their application and/or if an applicant(s) chooses not to enter into a Contract agreement or fails to take reasonable steps to enter one.

SECURITY DEPOSIT

A security deposit of £1,875 will be payable on signing the Standard Occupation Contract and will be returnable at the end of the Contract provided the terms of the Standard Occupation Contract have been complied with and in accordance with a statutory insurance-based tenancy deposit scheme.

TERM

The property will be offered, subject to contract, on a Standard Occupation Contract for an initial period of 1 year at a rent in the region of £1,250.00 per calendar month, payable by bank standing order.

PETS

Well behaved pets accepted, subject to agreement on type and number.

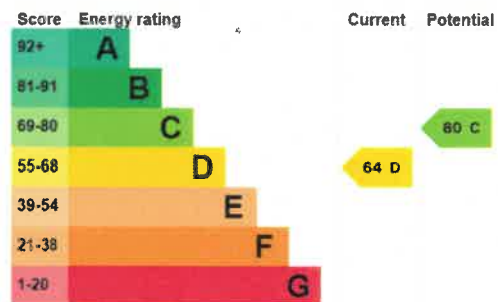
VIEWINGS

All viewings must be by appointment through the letting agents and after the completion of an application form.

REFERENCES

Prospective tenants must provide information and proof of identification to the letting agency and a reference checking agency.

ENERGY PERFORMANCE CERTIFICATE (EPC)



LOCAL INFORMATION

Shops & Services – the nearest shop and petrol station is at Llyswen, which also has a primary school. Another nearby village shop is at Boughrood. Other shops and services (including healthcare and high schools) can be found at Three Cocks, Talgarth, Hay on Wye, Brecon and Builth Wells.

Outdoor Recreation – this part of Mid-Wales is well known for beautiful scenery, wildlife and outdoor recreational pursuits, such as fishing on the rivers Wye and Usk, walking, horse riding and bird watching. There are golf courses at Builth Wells and Brecon.

Indoor Activities – Local towns have Leisure Centres, Swimming Pools and Theatres, with the nearest cinemas at Hay on Wye, Brecon and Builth Wells.

Major Local Events – Hay-on-Wye Book Festival (May), Royal Welsh Show at Builth Wells (July), Brecon Jazz Festival (August).