

# Trehenry

Llandefalle, Brecon





# Trehenry Fawr & Trehenry Fach, Brecon

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Trehenry presents a rare opportunity to acquire an outstanding productive mixed arable and livestock farm a short distance from the market town of Brecon. Trehenry comprises of an extended six bedroom farmhouse refurbished in recent years together with a spacious detached three bedroom cottage with separate access, currently being used as an income generating holiday let. Agriculturally, Trehenry is regarded locally as a highly productive, south facing mixed arable and livestock farm set in approximately 377 acres with modern extensive cattle and storage buildings.

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Trehenry is within a short distance of the popular town of Brecon, offering a wide range of activities and attractions including golfing, cycling, gaming, horse riding and even alpaca walking. Brecon town benefits from charming independent cafes, shops and restaurants, along with excellent schooling at both primary and secondary levels, including Christ College Private School.



# Trehenry Fawr, Llandefalle





# Accommodation

Treherry Fawr Farmhouse is a substantial individual detached property enjoying spectacular wide ranging views across open countryside and mountains beyond. The layout of Treherry Fawr is split between the original detached Victorian farmhouse with further accommodation located in the South Wing.

## Entrance Hall

The property is entered via wooden front door with double glazed opaque decorative panels. Large entrance hallway providing access to all ground floor rooms in the original farmhouse. Skimmed walls and ceiling. Wall mounted lighting. Exposed timber beams. Quarry tiled flooring. Carpeted staircase leading to first floor landing.

## Study

Feature Inglenook fireplace with natural stone hearth and timber mantle. Timber storage cupboards. UPVC double glazed windows. Skimmed walls and ceiling with central pendant lighting. Tiled flooring. Exposed timber beams.

## Dining Room

Feature natural stone Inglenook fireplace with wood burning stove set on a slate hearth. UPVC double glazed window to side. Wall mounted lighting. Quarry tiled flooring. Skimmed walls and ceiling. Feature pointed brick wall with wall and base storage units. Exposed timber beams. Space for dining table and chairs. Access through into;

## Kitchen/Breakfast Room

Modern fitted kitchen with white shaker style wall and base units with brushed chrome handles set under and over black granite work surface. Central island with breakfast bar and matching base units providing substantial storage space. Oak beams to ceiling height. Wide arched stone-lined tiled recess fitted with Aga, two cooking rings and hot plate with oak beam over. Features include integrated dishwasher with decor panel, space for American style fridge/freezer, integrated wine rack. Recessed pantry storage. Three UPVC double glazed windows to side. Recess double glazed opaque window to wet room. Matching Quarry tiled flooring. Inset ceiling spotlighting. Feature pointed stone walls. Further skimmed walls and ceiling. Exposed timber beams. A single step leads down into the breakfast room with floor to ceiling UPVC double glazed sliding patio doors leading out to the patio terrace enjoying wonderful rural views. Wall mounted lighting. Quarry tiled flooring. UPVC double glazed window looking through into the inner hall. Four UPVC double glazed velux windows. Skimmed walls and ceiling. Plenty of space for breakfast table and chairs. Doorway leading to;

## Wet Room

Accessed from the kitchen/breakfast room. Suite comprising open shower with chrome mixer and rainfall shower head attachment. Low level WC set into Formica work surface. UPVC double glazed window. UPVC double glazed velux windows. Freestanding Worcester boiler.







#### Utility Room

Range of base units with Formica work surfaces with inset sink and drainer and tiled splashbacks. Space and plumbing for washing machine. Skimmed walls. Quarry tiled flooring. Exposed timber beams. UPVC double glazed window.

#### Inner Hall

Accessed from main entrance hall. The inner hall leads to the South Wing of the property which has been added in recent years. UPVC double glazed window into breakfast room with slate tiled recessed windowsill. Built in double storage cupboards behind timber doors. Wall mounted lighting. Skimmed walls and ceiling. Quarry tiled flooring. Exposed timber beams. Wooden part glazed stable door leading into rear lobby.

#### South Wing

##### Rear Lobby

The rear lobby provides access to the living room, boot room, cloakroom and atrium garden. Charcoal aluminium half double glazed door to front. Quarry tiled flooring with steps leading to spiral staircase providing access to the South Wings first floor. Skimmed walls and ceiling. Wall mounted lights. Charcoal aluminium double glazed window to rear. Archway leading to;

##### Cloakroom

Two piece suite comprising low level WC and pedestal wash hand basin with ceramic tiled splashbacks. Charcoal aluminium double glazed window overlooking atrium garden. Skimmed walls and ceiling with central ceiling lighting. Quarry tiled flooring. Extractor.

##### Boot Room

Charcoal aluminium part double glazed door. Charcoal aluminium window overlooking atrium. Range of timber base units with Formica work surfaces over with 1.5 bowl sink and drainer. Skimmed walls with feature pointed stone. Skimmed ceiling. Quarry tiled flooring.

##### Atrium Garden

Slate steps leading to gravelled garden area. Floor to ceiling double glazed panelling to front with timber framed ceiling structure providing an abundance of natural light.

##### Drawing Room

Charcoal aluminium double glazed bi-folding doors offering wonderful views over the adjacent countryside and beyond. Feature stone Inglenook fireplace with oak beam over set on slate hearth. Charcoal aluminium double glazed window into atrium. Skimmed walls and ceiling. Quarry tiled flooring. Mezzanine snug located above.









## First Floor

### Landing

Accessed via staircase from main entrance hall. Fitted carpet. Timber balustrade. Central ceiling chandelier. Access to all North Wing first floor rooms.

### Master Suite Bedroom One

Accessed via hallway housing wall to wall floor to ceiling fitted mirrored wardrobes. UPVC double glazed window with slate sill. Skimmed walls and ceiling. Fitted carpet. Exposed timber beams. Dual aspect UPVC double glazed windows with slate sill. Archway into;

### Master Suite Dressing Room

U shaped fitted wardrobes with timber panel doors. UPVC double glazed window with slate sill. Fitted carpet. Exposed timber beams. Skimmed walls and ceiling.

### Master Suite Bathroom One

Three piece suite comprising shower cubicle with chrome mixer and shower head attachment. Low level WC and pedestal wash hand basin set into moulded glass work surface. UPVC double glazed opaque window. Fitted carpet. Ceramic tiled walls. Chrome heated towel rail.

### Suite Bedroom Two

UPVC double glazed window with slate sill. Integrated storage space with timber panelled doors. Skimmed walls and ceiling. Exposed timber beams. Fitted carpet. Doorway into;

### Jack and Jill Bathroom

Jack and Jill bathroom located between bedrooms two and three. Suite comprising shower cubicle with Mira Sport electric shower and shower head attachment tiled internally. Low level WC and wash hand basin set into vanity unit with cupboards under. Fitted carpet. Matching ceramic tiled walls. Chrome heated towel rail.

### Suite Bedroom Three

UPVC double glazed window with slate sill. Integrated storage cupboard. Fitted carpet. Exposed timber beams. Door leading to Jack and Jill bathroom.

### Suite Bedroom Four

UPVC double glazed window with slate sill. Skimmed walls and ceiling. Recessed storage cupboard. Exposed timber beam. Doorway to;

### Suite Bathroom Four

Three piece suite comprising corner quadrant shower cubicle with chrome mixer and shower head attachment. Low level WC and pedestal wash hand basin. Ceramic tiled walls. UPVC double glazed opaque window with tiled sill. Chrome heated towel rail. Extractor. Ceiling spot lighting.







## South Wing

### Landing

Spiral staircase from rear lobby. Charcoal aluminium double glazed window. Skimmed walls and ceiling. Charcoal aluminium double glazed floor to ceiling window overlooking atrium garden.

### Mezzanine Snug

Four door run of double glazed panelling enjoying spectacular rural views towards the Brecon Beacons and beyond. Exposed oak flooring. Skimmed walls and ceiling. Wall mounted lighting. Pointed stone chimney breast to ceiling height. Glazed panelled balustrade with timber handle over. Central chandelier. The views from this room are truly outstanding.

### Suite Bedroom Five

Charcoal aluminium double glazed window. Feature pointed stone wall. Skimmed walls and ceiling. Exposed oak flooring. Doorway into;

### Suite Bathroom Five

Three piece suite comprising shower cubicle with chrome mixer tap, chrome heated towel rail and tiled internally. Low level WC and pedestal wash hand basin. Half tiled walls. Charcoal double glazed window overlooking the atrium garden. Exposed oak flooring. Skimmed walls and ceiling. Extractor.

### Outside

Trehereny Fawr sits within a substantial garden plot mainly laid to lawn. The property enjoys the benefit of two patio terraces accessed via the living room and breakfast room which overlook surrounding farmland and the stunning countryside beyond.

### Land and Buildings

Trehereny extends to approximately 377 acres of arable quality, permanent pasture and mixed native and commercial woodland within one land holding, divided by two single track lanes. Trehereny is made up of approximately 303 acres of grade 3a/3b arable quality land, with 285 acres drilled with long term grass leys. The land benefits from natural spring water supply serviced through water tanks, internal stock proof fencing comprising of a mixture of sheep and cattle fencing with mature well maintained hedgerows. The 2023 Basic Payment Scheme (BPS) payment and entitlement are not included in the sale.

Trehereny benefits from approximately 69 acres of mixed native and commercial woodlands, with some 1,000 tonnes of timber ready to harvest. Further details and reports can be obtained by contacting the selling agents. woodlands, with some 1,000 tonnes of timber ready to harvest. Further details and reports can be obtained by contacting the selling agents.





Cattle Building One (30.48m x 13.72m)

A standalone open fronted painted steel portal framed cattle building, concrete panels and vented sheet cladding with corrugated fibre cement roof. The building benefits from internal cattle penning, concrete flooring with cattle feed barriers and external concrete feed passage and apron. A sheeted door provides access from the building to secure yard space.

Cattle Building Two (56.39m x 25.91m)

Two joined open fronted galvanized steel portal framed cattle building, concrete panels and vented sheet cladding with corrugated fibre cement roof. The building benefits from extensive internal cattle penning to hold approximately 200 cattle, concrete flooring with cattle feed barriers and external concrete feed passage and apron. Sheeted doors provides access from the building to secure yard space and feed yard.

Cattle Building Three (39.62m x 18.29m)

A painted steel portal framed cattle building, blocked walls and yorkshire board cladding with corrugated fibre cement roof. The building comprises of open plan cattle housing, concrete flooring with cattle feed barriers to one gable end and external concrete feed passage and apron. A sheeted door provides access from the building to secure yard space.

General Purpose Building One (18.29m x 4.57m)

Adjoining the cattle building above, the building comprises of painted steel portal frame, block walls, concrete flooring, box profile sheet cladding to side and rear elevations with sheeted door to front.

General Purpose Building Two (18.29m x 7.62m)

A painted steel portal framed building comprising of concrete flooring, box profile sheet cladding from floor to eaves, sheeted doors and corrugated fibre cement sheet roofing.

Traditional Stone Outbuilding

Treherly Fawr benefits from a large detached 'L' shape traditional stone barn adjacent to the farmhouse presenting an excellent opportunity for conversion to residential or tourism uses subject to planning consent. The barn contains exposed welsh oak beams under a natural slate roof and high natural stone walls.









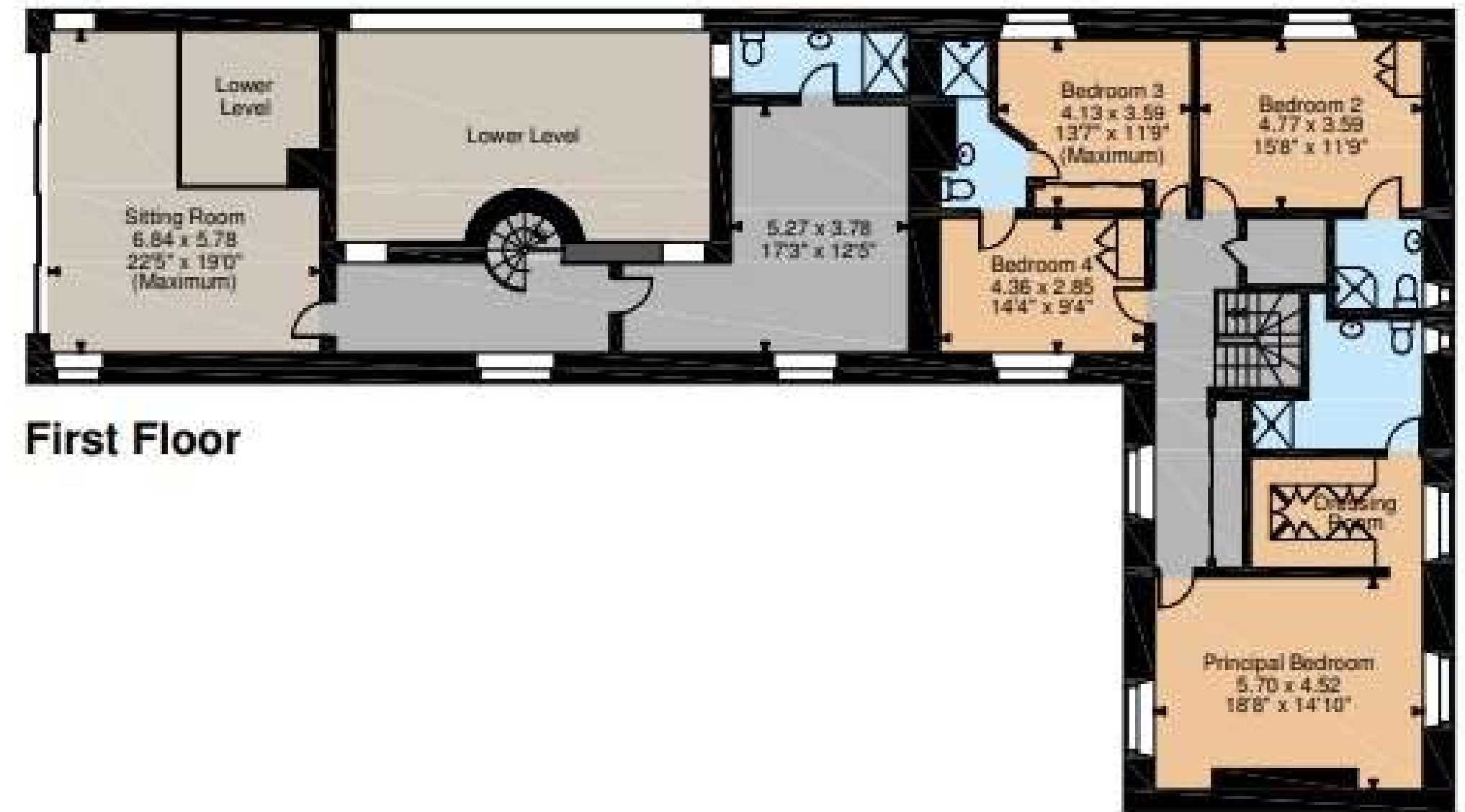
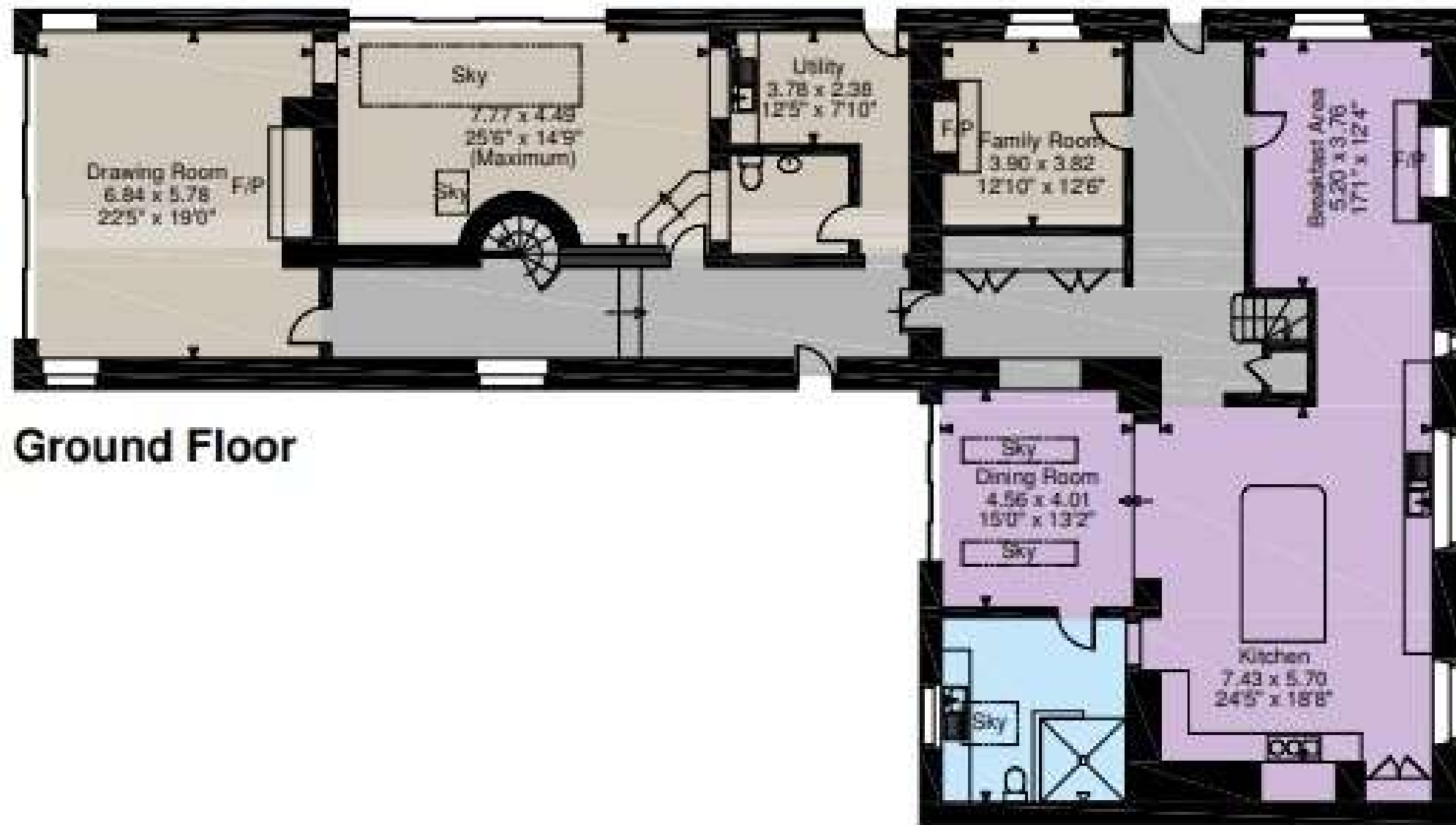
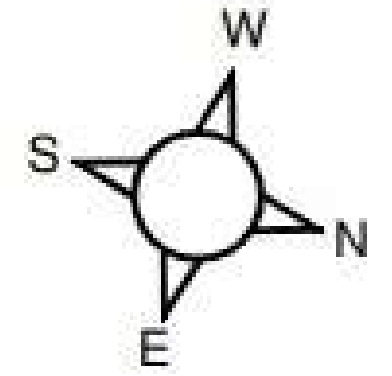








Treherly Fawr, Llandefalle, Brecon, Powys  
Main House internal area 5,279 sq ft (490 sq m)





# Trehenry Fach, Llandefalle





# Accommodation

Treherly Fach is an idyllic individual detached property located a short distance from Treherly Fawr Farmhouse. The property is wonderfully secluded and sits within a wrap around garden plot with useful outbuildings.

## Entrance Porch

Mono-pitched roof leading to entrance door. UPVC half double glazed entrance door leading to entrance hallway. Door leading into;

## Cloakroom/Boiler Room

Low level WC. Freestanding Worcester oil fired boiler. Skimmed Walls. Quarry tiled flooring. Exposed timber beam.

## Kitchen

Range of wall and base units with work surfaces over. Features include integrated electric over and hob with overhead extractor. Integrated dishwasher with décor panel. Integrated fridge with décor panel. Space for freestanding freezer. Tiled splashbacks. Skimmed walls. Exposed timber beams. Chrome electric sockets. Double radiator. Quarry tiled flooring. UPVC double glazed window with tiled window sill.

## Dining Room

UPVC double glazed window to side with tiled windowsill. Recessed display units. Skimmed walls and ceiling. Exposed timber beams. Matching Quarry tiled flooring. Three wall lights. Radiator. Archway through into;

## Sitting Room

Feature Inglenook fireplace with expose natural stone with stone hearth. UPVC double glazed window to south elevation with views across open countryside. Single central pendant light. Skimmed walls. Fitted carpet. Double radiator. Doorway leading to;

## Living Room

Inglenook stone fireplace with feature solid fuel burner with stone hearth. Large UPVC double glazed window overlooking wonderful views to the south. Quarry tiled flooring. High ceiling with exposed timber beam. Skimmed walls. Double radiator. Straight stairway leading to first floor landing. Access to basement. Doorway leading into kitchen.

## First Floor

### Landing

Staircase leading from living room to open landing. Two pendant lights. Fitted Carpet. Two Radiators. Skimmed walls. Timber hatch to loft space.







#### Master Suite Bedroom One

UPVC double glazed window to rear. Recessed storage cupboard. Skimmed walls and ceiling. Fitted carpet. Steps lead into;

#### Master Suite Bathroom One

Three piece suite comprising timber panelled bath with mixer shower, low level WC and pedestal wash hand basin with tiled splashbacks. Skimmed walls and ceiling with central ceiling light. Exposed timber beams. Tiled effect vinyl flooring. Radiator. Two UPVC double glazed opaque windows to side and rear.

#### Suite Bedroom Two

UPVC double glazed opaque window to rear. Skimmed and half tiled walls. Ceiling with central pendant lighting. Fitted carpet. Double radiator. Door leading to;

#### Suite Dressing Room Two

UPVC double glazed window. Fitted carpet. Skimmed walls and ceiling.

#### Bedroom Three

UPVC double glazed window. Skimmed walls. Exposed timber beam. Central pendant ceiling light. Fitted carpet.

#### Family Bathroom

Three piece suite comprising quadrant shower cubicle tiled internally with Triton electric shower and shower head attachment, low level WC and pedestal wash hand basin. Tiled effect vinyl flooring. Skimmed and tiled walls. Radiator. UPVC double glazed opaque window to rear with roller shutter blind. Exposed timber beam. Timber latched door.

#### Basement

Accessed via staircase from living room. Steps lead down into open basement area with concrete flooring. There is a PVC double glazed fan light providing natural light. Restricted height. Electric light and power.

#### Gardens & Grounds

Stone wall to front with timber fencing and entrance gate. The front garden is mainly laid to lawn with a small patio area. The side of the property is also laid to lawn and benefits from timber fencing to all boundaries. To the rear, there is a concrete laid parking area for numerous vehicles. Further area laid to lawn with shrubbery borders.

#### Traditional Stone Outbuilding\_(39.93m x 10.67m)

The property benefits from two detached traditional stone barn presenting an excellent opportunity for conversion to residential or tourism uses, subject to planning consent. The detached 'Coach House' (20ft x 20ft) comprises exposed welsh oak beams under a natural slate roof with garage facilities at ground level, external stone staircase leading into a mezzanine currently used for storage purposes. A large detached barn (31ft x 21ft) adjacent to the cottage, currently used as cattle housing, creates a courtyard effect. The barn comprises exposed welsh oak beams under a corrugated sheet roof, pointed stonework and benefits from a lean to at the rear providing additional storage space.



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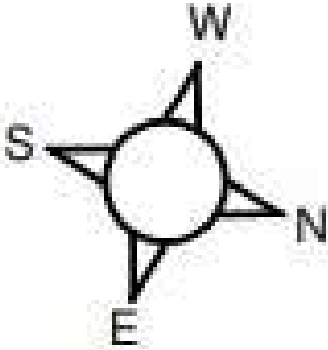




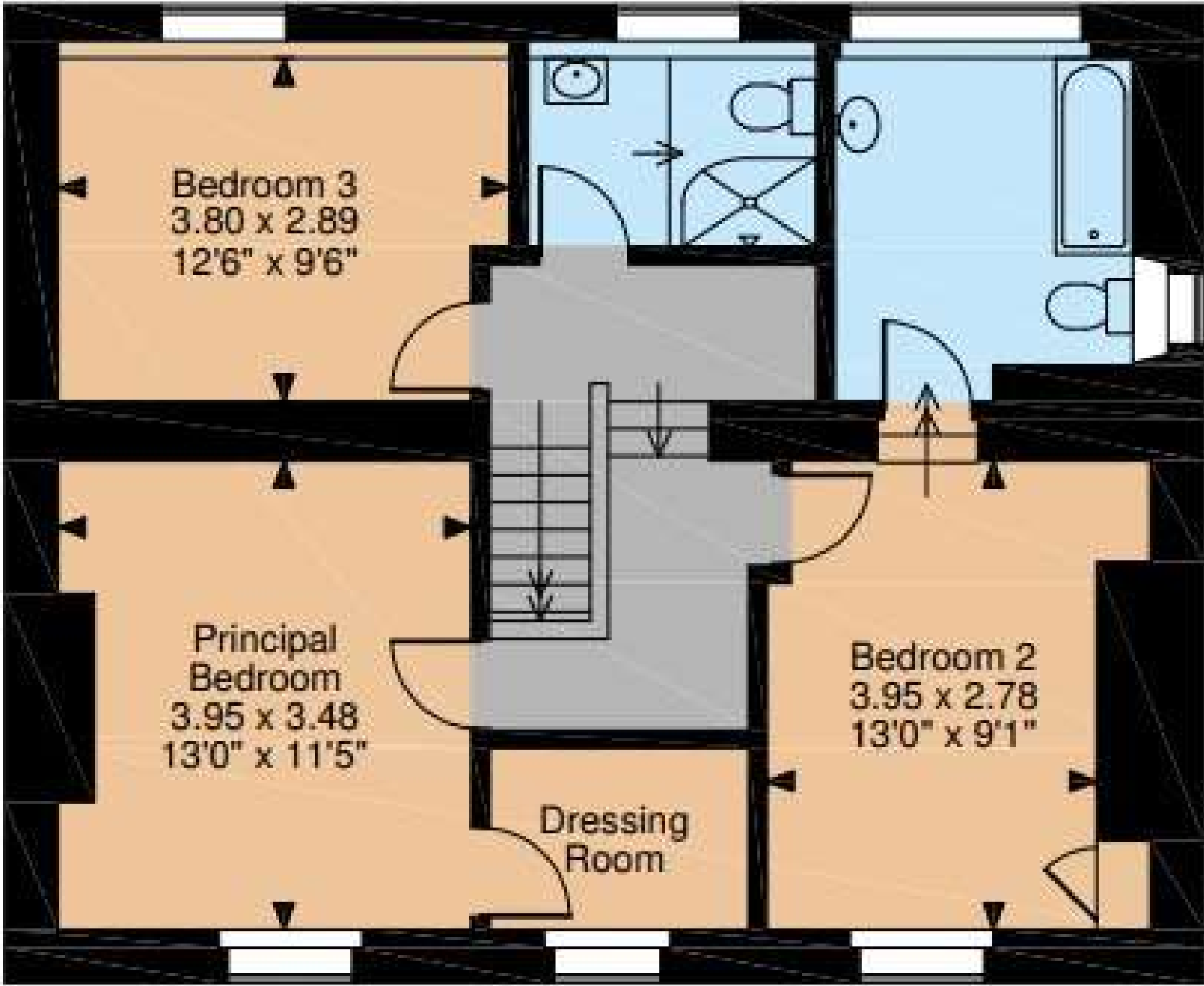




Treherly Fawr, Llandefalle, Brecon, Powys  
Cottage internal area 1,561 sq ft (145 sq m)



Cottage Ground Floor



Cottage First Floor



### Services

Both Trehenry Fawr and Trehenry Fach benefit from mains electricity supply, spring water supply and septic tank foul drainage.

### VAT

The prospective purchaser should familiarise themselves with the VAT status of the property. Should any sale of the property become a chargeable supply for the purpose of VAT, such Tax shall be payable by the purchaser(s) in addition to the contract price.

### Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry Plans. Any plans within these particulars are published for illustrative purposes. The accuracy of such plans are not guaranteed.

### Boundaries

A purchaser shall and will be deemed to have full knowledge of all boundaries. Neither the vendor or selling agents will be responsible for defining said boundaries or the ownership thereof.

### Disputes

Should a dispute arise as to the boundaries or any point referenced in the General Remarks, Stipulations, Schedule, Plan within the Particulars of Scale, the question will be referred to the arbitrator specified by selling agents, whose decision acting as expert shall be final.

### Health & Safety

Due to the nature of the property, neither the seller nor agents are responsible for the safety of those viewing. All those viewing the property do so at their own risk.

### Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

### Viewing Arrangements

Viewing to be arranged for daylight hours and by appointment only through the sole agents.

### All Enquiries

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65 High Street  
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Vale of Glamorgan  
CF71 7AF

Contact: Richard T Harris BSc (Hons) MRICS or David M Lakin BA AssocRICS

01446 771 777

Email: cowbridge@harrisbirt.co.uk

## Trehenry Fawr, Llandefalle

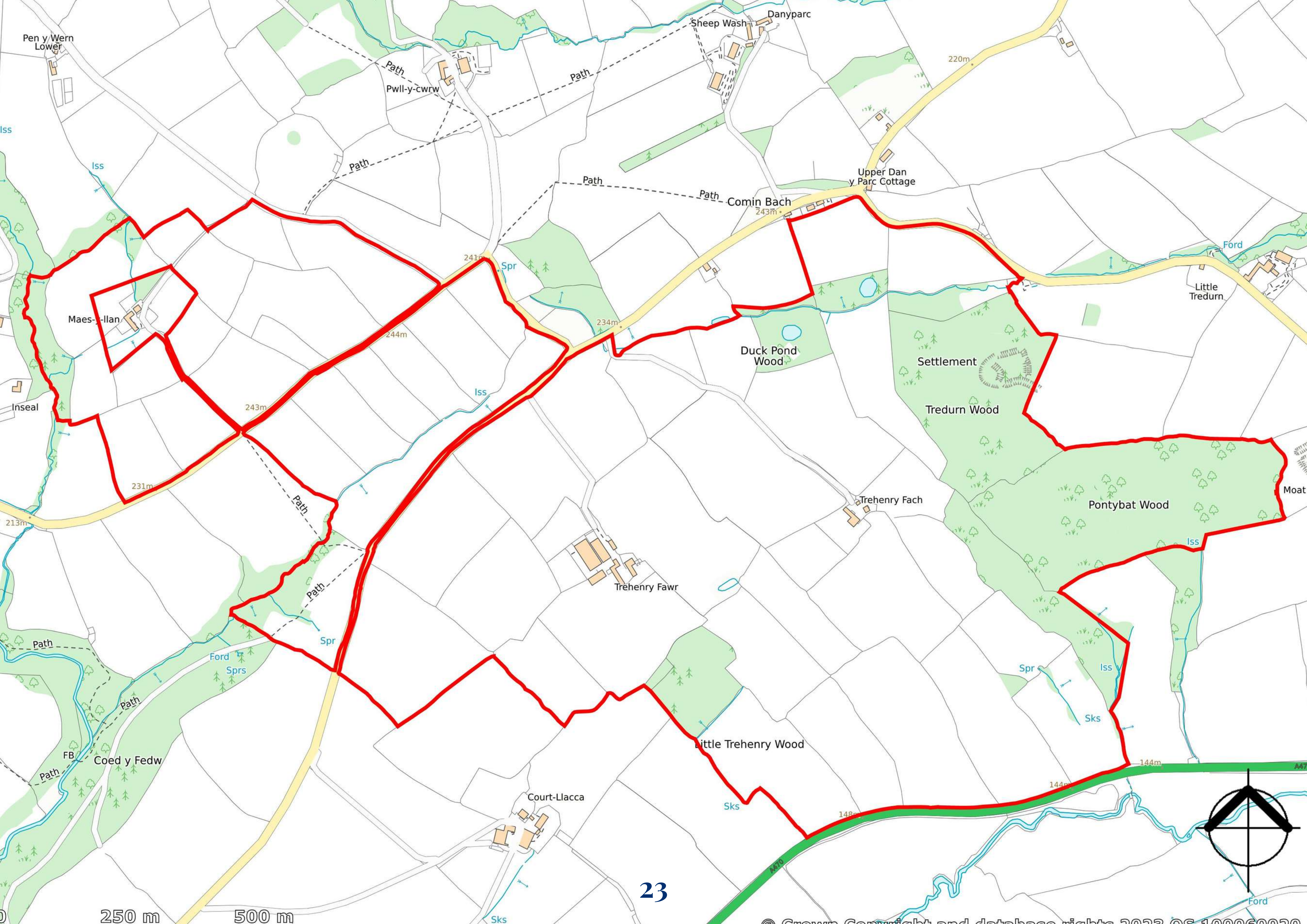
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74   C    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Trehenry Fach, Llandefalle

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94   A    |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 41   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







Pen y Wern Lower

Path

Pwll-y-cwrw

Sheep Wash

Danyparc

220m

Path

Path

Upper Dan y Parc Cottage

Path

Path Comin Bach

243m

241m

Spr

234m

Ford

Little Tredurn

Maes-llan

244m

Duck Pond Wood

Settlement

Tredurn Wood

243m

Inseal

231m

Path

Treheny Fach

Pontybat Wood

Moat

213m

Path

Treheny Fawr

Iss

Path

Spr

Ford

Sprs

Spr

Iss

Sks

Coed y Fedw

Little Treheny Wood

144m

Court-Llacca

144m

148m

Sks

23



250 m

500 m





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