



ABERLLYNFI FARM

ABERLLYNFI | BRECON



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ABERLLYNFI | BRECON | POWYS | LD3 0SN

SET WITHIN GROUNDS APPROACHING ONE ACRE WITH A RANGE OF OUTBUILDINGS, ABERLLYNFI FARM IS A CHARMING PROPERTY WHICH BOASTS FOUR WELL PROPORTIONED DOUBLE BEDROOMS WITH C. 2500SQ/FT OF ACCOMMODATION. THE PROPERTY IS LOCATED IN THE SOUGHT AFTER VILLAGE OF ABERLLYNFI WHICH BENEFITS FROM A RANGE OF NEARBY AMENITIES AND EXCELLENT TRANSPORT LINKS TO THE LARGER CENTRES.

- Characterful four bedroom home with a wealth of charm •
- Set within approximately one acre with a range of outbuildings •
 - Extensive off road parking for multiple vehicles •
 - Beautiful gardens and a separate paddock •
 - Well equipped open plan kitchen/dining room •
 - Great potential for multi-generational living •
- Semi-rural but accessible well served village location •

DISTANCES FROM ABERLLYNFI FARM

Glasbury 1.3 miles • Bronllys 2.9 miles • Talgarth 3 miles
Hay-on-Wye 4.9 miles • Brecon 10.8 miles • Builth Wells 14.6 miles
Abergavenny 21 miles • Hereford 26.8 miles
Monmouth 38.2 miles • Cardiff 53.8 miles

Abergavenny Train Station 23 miles • Hereford Train Station 26.8 miles

Cardiff Airport 62.4 miles • Bristol Airport 70.5 miles
Birmingham Airport 88.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Aberllynfi Farm is set in a private location on the edge of the village which offers a secondary school, pub, award winning garden centre and restaurants. Just one mile away, Glasbury's amenities include popular public access to the River Wye, a petrol station, post office and village store. Three miles away, Talgarth has a primary school, doctors surgery, shops, cafes and is home to the innovative Black Mountains College. Brecon, 10.8 miles away, has a range of services including hospital, schools, colleges, cinema, leisure centre and theatre. The property is situated in an Area of Outstanding Natural Beauty, in an area famous for walking, horse riding, outdoor adventure and river activities.

Just a short drive away is Hay-on-Wye, known locally as Hay, a market town and community in Powys, Wales, in the historic county of Brecknockshire. With over twenty bookshops, it is often described as a "town of books"; it is both the National Book Town of Wales and the site of the annual Hay Festival.

The cathedral city of Hereford can be accessed directly via the A438 from Aberllynfi and boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars, restaurants and cinemas.

THE PROPERTY

This unique property in a well served village location boasts C. 2500sq/ft of flexible and spacious accommodation throughout and great opportunities for outdoor living.

Aberllynfi Farm is set within grounds approaching one acre which consist of formal gardens, a paddock and a range of outbuildings which could be well utilised for variety of purposes. The position and all Aberllynfi Farm has to offer is something that viewing is encouraged to really appreciate.

Step inside the entrance hallway, located at the front of the property, perfect for hanging coats and storing boots and shoes. The entrance hallway provides access to the sitting room which has exposed beams, a 'Clearview' multi fuel stove and French doors leading to a charming veranda. The sitting room gives access to a useful study and also a separate craft room.

Stairs from the sitting room lead upstairs to three well proportioned double bedrooms and a family bathroom which has a shower and fitted vanity unit with dual sinks. The former dairy has been converted into a well equipped open plan kitchen/dining room which caters for all culinary requirements. This fantastic social space is very much the heart of the home and offers plentiful space for cooking and dining and has a range of fitted units and an Aga. The kitchen benefits from a well appointed utility room which also has a range of fitted units for additional storage or food preparation.

Accessed via a separate staircase leading from the kitchen/dining room, the impressive principal bedroom oozes with character and has attractive exposed beams. The principal bedroom enjoys views of the gardens and surrounding countryside and also benefits from an en-suite with roll top bath and fitted wardrobes.



OUTSIDE

There is extensive off road parking to the front of the property which is edged by pretty borders with established Fig, Mulberry and Grapevine. A covered parking/storage area leads to the rear. Here you will find a traditional yard which is served by a barn/workshop, two large stables, tack/feed room, and a range of other storage buildings. To the rear of the sitting room the French doors lead to the veranda, creating a perfect flow between indoor and outdoor living, with access to a small garden, greenhouse, potting area and cold frame. A gated path leads from the yard to a large, well maintained garden with fruit trees, vegetable plot, lawns, a wildlife pond, flower borders and a small cosy cabin. A five bar gate opens into the paddock. The property is bordered by a pretty brook.

KEY INFORMATION

Services: Mains electricity, water, drainage and gas fired central heating

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.


Council Tax Band: F

Local Authority: Powys County Council

Viewings: Strictly by appointment with the selling agents

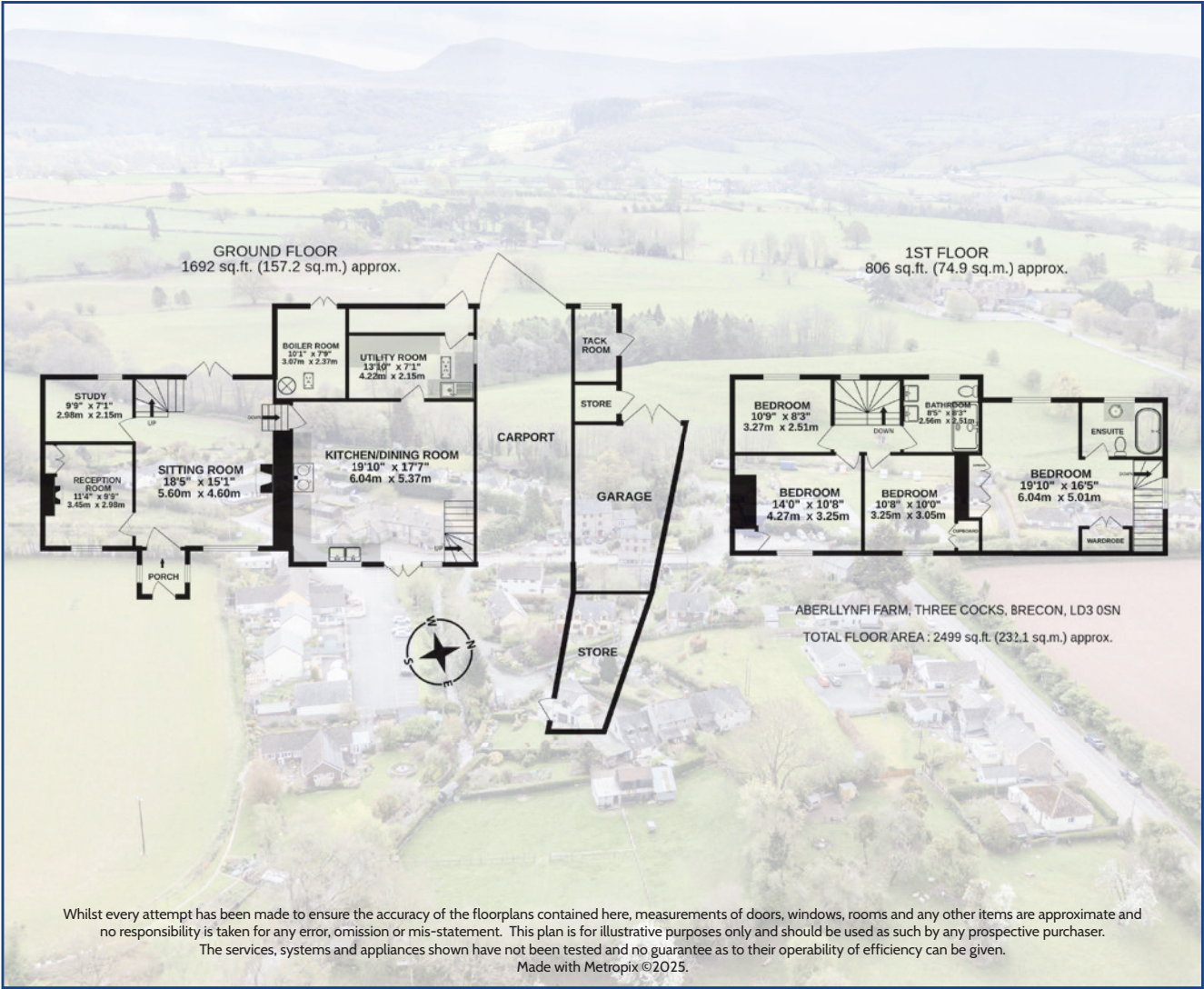
Directions: From Hay-on-Wye follow signs towards Brecon via the B4350 for approximately 5 miles until you reach Aberllynfi. Upon reaching Aberllynfi you will pass The Three Cocks Hotel on the left, at this point turn immediately right onto the driveway that leads to Aberllynfi Farm. The property can be found at the very end of this driveway.

Postcode: LD3 0SN

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ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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