

Estate Agents

Taylor & Co

Abergavenny

Bwlch

Brecon, Powys LD3 7NZ

Asking Price
£950,000



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Brecon, Powys LD3 7NZ

A RARE ONCE IN A LIFETIME OPPORTUNITY NOT TO BE MISSED

Beautifully converted stone barn standing glorious gardens with views over the Bannau Brycheiniog National Park
Abergavenny 12 miles | Brecon 10 miles | Crickhowell 6 miles | Llangynidr 1 mile

Sympathetically converted blending modern facilities with traditional architecture and a spacious imaginative layout
Four reception rooms | Beautifully fitted farmhouse style kitchen | utility room | Four/five bedrooms, two with en suite facilities
A further bathroom and shower room | Extensive parking facilities | Fastidiously maintained gardens

A beautifully presented and sympathetically converted detached stone barn located within a small development of barns of the former Cilwych Farm. The property is believed by the sellers to have origins rooted in the 15th century and yet despite its conversion has managed to retain a genuine ambience of these period origins which is noticeable as soon as you walk through the door. Arranged over three floors and with a split level ground floor, the design of the barn allows for a huge amount of natural light to fill the building with the inclusion of full height glazing to the original barn door and multiple French doors giving access to the outside space.

The imaginative layout provides excellent living accommodation which includes four reception rooms, two of which have fireplaces with log burners, a beautiful farmhouse style kitchen, four/five bedrooms plus four bath/shower rooms, a utility room and ground floor cloakroom. The gardens, which are extremely private, enjoy a manicured lawn and two separate sun terraces to the rear whilst there is extensive parking and a charming courtyard complemented by beautiful flower borders to the front.

SITUATION | The property is located in a small hamlet amidst the backdrop of some of the most beautiful scenery the Bannau Brycheiniog National Park has to offer and yet is only about a mile from the small village of Llangynidr, just across the Usk river bridge, which is home to a good range of rural facilities including a community primary school, active village hall, pubs and restaurant, convenience store and petrol station. Despite its rural location the property is less than a mile from main A40 link road and is within easy reach of the surrounding towns of Abergavenny (12 miles), Brecon

(10 miles) and Crickhowell (6 miles) where a more diverse range of schooling and shopping facilities are available. Abergavenny also benefits from a railway station and has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Bristol Airport, Bath, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, and Cardiff.

ACCOMMODATION

RECEPTION HALL PORCH | An impressive full height glazed entrance encompassing the entire area of the original barn door, double glazed entrance door with matching double glazed side panels, radiator, riven slate flooring.

RECEPTION HALL | Having a replicated double glazed entrance to that of the porch and with a matching double glazed entrance opening to the opposite side which opens onto the lower terrace patio and this arrangement allows natural light to flood this entire area, riven slate flooring, two radiators, staircase to the first floor with storage cupboard beneath. Cloakroom cupboard with built in wine rack and cloaks hanging space.

LOUNGE | Varnished wood flooring throughout, arrow slit window and larger double glazed window, double glazed French door opening to the side, exposed beams, four wall lights, two radiators, large natural stone fireplace and raised hearth housing a 'JOTUL' log burner.

DINING ROOM | Riven slate flooring, exposed ceiling beams, radiator, two hardwood double glazed windows to the rear, double doors opening to the reception hall.

SIDE HALLWAY | Double glazed entrance door from the courtyard with matching double glazed side panels, riven slate tiled floor, radiator, cloaks cupboard, inset ceiling downlighters, wall mounted central heating thermostat.

UTILITY ROOM | Fitted floor and wall units, tall larder cupboards, fitted worktops with single drainer sink unit, space and plumbing for washing machine, space for condenser tumble dryer, riven slate tiled flooring, wall mounted 'Worcester' LPG fired central heating boiler.

CLOAKROOM | Fitted with a traditionally styled suite in white with chrome fittings and comprising a low flush toilet, and vanity wash hand basin unit, partly tiled walls, radiator, riven slate tiled flooring.

SNUG | Two double glazed French doors opening onto the courtyard, inset ceiling downlighters, radiator, built in cupboard housing hot water cylinder and linen shelving, short flight of steps up to the kitchen/family room.

KITCHEN / FAMILY ROOM | A beautiful open plan farmhouse style kitchen/family living area with polished travertine flooring and inset ceiling downlighters throughout. The kitchen area is comprehensively fitted with a traditionally styled range of wall and floor units with solid oak doors, wine rack, and woven basket drawers complemented by granite worktops with matching splash backs and an inset single drainer sink

unit. Integrated appliances include a dishwasher, fridge/freezer, two drinks chiller cabinets and 'SMEG' range cooker with six burner hob and three ovens plus a matching cooker hood over, three double glazed windows to the front and two wall lights. The family area includes a beautiful brick fireplace with raised stone hearth housing a gas fire, multiple wall lights, three radiators and large double glazed French door opening to the upper terrace patio at the rear.

FIRST FLOOR

LANDING | Including part of the glazing of the full height windows above the reception hall, access to all first floor rooms, staircase to the second floor, radiator.

BEDROOM TWO | With exposed beams and inset ceiling downlighters, radiator, telephone point, double glazed window to the rear and two small arrow slit windows to the side, two built in wardrobes, door to:

EN SUITE SHOWER ROOM | Comprising a large fully tiled walk in shower area with chrome thermostatic shower unit including rainfall and flexi hose shower heads, low flush toilet, vanity wash hand basin with tiled splashback and storage cupboard beneath, chrome ladder style radiator/towel rail, frosted double glazed window.

BEDROOM THREE | With exposed beams and inset ceiling downlighters, built in single and double wardrobes, ornamental stone fireplace recess, radiator, double glazed window to the side and small arrow slit window to the front, door to:

EN SUITE BATHROOM | Fitted with a white suite and chrome fittings comprising a panelled bath, pedestal wash hand basin and low flush toilet, extensive ceramic tiling, inset ceiling extractor fan and downlighters, vertical radiator/towel rail.

BEDROOM FOUR | Exposed beams, radiator, double glazed window to the rear enjoying an outlook over the garden to the mountains beyond.

SHOWER ROOM | Attractively fitted with a modern suite in white with chrome fittings and comprising a large fully tiled step in shower unit with power shower that includes

overhead, flexi hose and body jet sprays, low flush toilet, vanity wash hand basin, extensive tiling, inset ceiling downlighters, radiator, double glazed window to the rear.

SECOND FLOOR

LANDING | With exposed roof truss and beams, staircase from the first floor with carved timber balustrade, access to all second floor rooms.

PRINCIPAL BEDROOM | A stunning room with various exposed roof trusses, two double glazed Velux roof windows, radiator, double glazed window to the side, access to eaves, three built in double wardrobes.

DRESSING ROOM / BEDROOM FIVE | With reducing ceiling height and currently utilised as a dressing room, exposed roof truss, two double glazed windows, clothes hanging rails fitted to the eaves.

BATHROOM | With reducing ceiling height and exposed beams and being fitted with a modern white suite with chrome fittings comprising a panelled bath, vanity wash hand basin unit with cupboard beneath, low flush toilet, wall mounted medicine cabinet with mirror fronted doors, double glazed Velux roof window.

OUTSIDE

The private, beautiful gardens envelop the property with a delightful array of colour from lawns to flower and shrub beds, mature trees and the spectacular view towards the hills of the Bannau Brycheiniog National Park. The property is approached along a shared driveway from the lane giving access to a private gated driveway that opens onto an extensive parking area. From the parking area a flight of natural stone steps leads down to the courtyard and is flanked by splendid mixed flower and shrub beds. The courtyard is paved with natural stone and gives access to both hallways of the property.

An attached log store/shed is also accessed from the courtyard. The rear garden can be accessed from the reception hall or kitchen via French doors which open onto the upper and lower stone paved terraces both of which take full advantage of the beautiful sunny aspect.

From the upper terrace a stone paved pathway leads to a large garden store shed whilst the lawn blends into the westerly backdrop of the Bannau Brycheiniog.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains electric and water, private drainage and LPG gas are connected to the property.

Council Tax | Band H (Powys County Council)

EPC Rating | Band E

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales
See <https://flood-risk-maps.naturalresources.wales/>

Covenants | The property is registered with HMLR, Title Number WA556275 and CYM807192. There are restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. See <https://www.beaconsnpa.gov.uk/planning/applications/applications-online/>

Broadband | Standard and superfast available.
See <https://www.openreach.com/fibre-checker>

Mobile network | Limited 02 & EE indoor coverage
See <https://checker.ofcom.org.uk/>

Viewing Strictly by appointment with the Agents
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Reference AB368

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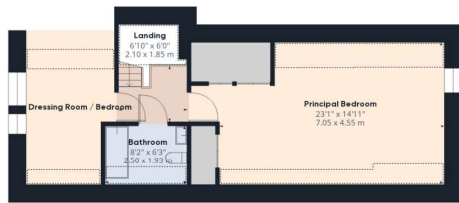




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

3018.18 ft²
 280.4 m²

Reduced headroom

280.49 ft²
 26.06 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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