



Estate Agents

Taylor & Co

Abergavenny

Llangasty

Brecon, Powys LD3 7PX

Asking Price
£695,000

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Six bedroomed country residence in a semi-rural hamlet in the Bannau Brycheiniog National Park
Splendid countryside views in a picturesque setting make this an excellent choice for those seeking a large family home
Approximate travel distances: Llangorse (3 miles) Brecon (6 miles) Crickhowell (7 miles) Abergavenny (15 miles)
Gardens & grounds extend to about 1.28 acres including lawns and a paddock | Range of outbuildings
Three reception rooms | Two bath / shower rooms | Loft room | Parking for several vehicles with electric car charging point

Sitting in an area of outstanding natural beauty, surrounded by a patchwork of hedgerows, fields and farmland, is this substantial six bedroomed detached country residence. Occupying gardens and grounds of about 1.28 acres to include a range of outbuildings and a small stone barn, this comfortable and generously proportioned family home is a perfect country retreat for those wishing to be away from it all, yet it is just 3 miles from the popular village of Llangors which is served by a primary school, village shop and two pubs. Llangors is as a hub for local public transport and school bus network serving the larger market towns. Located in the heart of the Bannau Brycheiniog - Brecon Beacons ~ National Park, flanked by Pen y Fan and the Black Mountains, the area is fêted by outdoor sports and nature enthusiasts drawn by the majestic scenery and the vast array of activities the greater area has to offer.

This extended home is entered through a rose-clad porch which opens into a large open-plan reception room with central staircase and a fireplace hosting a wood stove. This great size family / living space leads into a cosy triple aspect sitting room which also features a fireplace with twin casement windows providing an outlook over the garden. The undoubted hub of this family home is the over 30' triple aspect contemporary kitchen / diner designed with cooking, entertaining and family activities in mind. Flooded with natural light, this spacious room has a vaulted ceiling and easy access to the garden via double doors in the dining room. The laundry room, with sink, also offers access to the garden – perfect when coming in from gardening or a muddy country walk.

Upstairs, there is a flexible layout with six bedrooms being served by two bath / shower rooms, in addition to the cloakroom on the ground floor. The configuration of the first-floor landing gives an easy guest bedroom arrangement if required; and if two bathrooms aren't enough, the huge principal bedroom lends itself to the incorporation of an ensuite if desired. An open staircase on the landing leads up to two open plan loft rooms which, whilst there is no building control sign-off for this, does provide useful extra space for hobbies or home working.

Outside, the gardens and grounds include an area to the front of the house on the opposite side of the village road which was previously a vegetable garden. There is plenty of off-road parking and a gate from this parking area opens into a large lawn which

provides access to the outbuildings and a pony paddock at the rear.

SITUATION | Llangasty Tal y Llyn is a small rural hamlet sitting near to the larger village settlement of Llangors in the Bannau Brycheiniog National Park. With an active village hall which hosts clubs and runs a busy calendar of events, the hamlet is one of a small cluster of communities, in this area of outstanding natural beauty. Allt yr Esgair – a favourite walking spot for locals and visitors can be reached on foot from the house and walking / running / cycling routes up Mynydd Llangors and beyond can also be enjoyed without the need to get in the car. The local village of Llangorse is a haven for outdoor sports enthusiasts, with Llangorse Multi Activity Centre offering trekking and horse-riding lessons as well as comprehensive indoor climbing facilities. Llangorse lake – the largest natural lake in South Wales, is popular for water sports and a thriving sailing club hosts regular regattas as well as RYA courses for those wishing to develop their sailing skills.

Llangorse has a primary school and the village also offers a bus service to the Welsh medium primary school in Brecon as well as local high schools including Brecon, Crickhowell, Gwernymfed and Christ College. The village has a volunteer-run local shop / café as well as two thriving pubs offering food, live music, pub quizzes and regular street-food pop-ups.

Beyond the village of Llangorse, the historic market towns of Brecon (about 6 miles away) and Crickhowell (almost equidistant at 7 miles) are easily accessible. In these towns, you can find a range of independent boutique shops, pubs, restaurants, and grocery stores while there are larger supermarkets in Brecon and a Waitrose a little further away in Abergavenny. Both Brecon and Crickhowell are popular with families and retirees alike with active communities using the many available societies, sports and social clubs, plus in Crickhowell, there is a choir, and a thriving U3A.

The small rural town of Talgarth, 7 miles away, with its local butchers, greengrocer and an artisan bakery located in the historic flour mill, is another popular local choice for the weekly food shop and is en route to Hay on Way – the 'Book Capital of the World', and home of the globally renowned literary festival.

The nearest rail station is in Abergavenny which offers services to Manchester, Newport and Cardiff with onward connections to Bristol and London. For road routes, there are good links via Brecon for West Wales, Swansea and Cardiff in addition to the Cathedral City of Hereford.

ACCOMMODATION

ENTRANCE PORCH | A pretty rose clad porch sitting under a slate roof with timber entrance door with windows to either side and a slate tile floor. A partly glazed stable style door opens into:

LIVING / FAMILY ROOM | A warm and inviting generously sized reception room with exposed stone walling to one wall and a large fireplace with brick lintel over on a stone flagged hearth housing a wood stove, slate flooring, casement windows to the front aspect and inset ceiling spotlights, central staircase to the first floor, three radiators, cupboard housing electricity consumer unit. **From this reception room, a glazed panelled door opens into:**

TRIPLE ASPECT SITTING ROOM | A cosy tri-aspect room with twin casement windows to the front aspect, a casement window to the side and a further double glazed window to the rear, fireplace with warming shelf on a stone flagged hearth housing a wood stove, inset ceiling spotlights, two radiators.

Accessed from the family room:

CLOAKROOM | Lavatory with high rise flush, wash hand basin, radiator, slate flooring.

TRIPLE ASPECT KITCHEN / DINER WITH PARTIAL VAULTED CEILING | The hub of this family home, this spacious kitchen / dining / living space offers uninterrupted views over the garden towards the hillside beyond. The kitchen has been upgraded under the current owners and is fitted with an attractive range of shaker style cabinets in a sage green colour washed finish with cupped door furniture to include glazed display cabinets and pan drawers, contrasting granite worktops with matching upstands and over counter lighting, inset double bowl Belfast style ceramic sink, space for range style cooker with extractor hood above, inset two ring electric hob, eye level Bosch fan assisted oven, inset ceiling

spotlights, cookery book display shelving, wood style flooring, radiator, twin double glazed windows overlooking the garden and field beyond. The kitchen is open to:

DINING ROOM WITH VAULTED CEILING | A triple aspect room with double glazed windows to three sides featuring ceiling height double glazed windows to the rear aspect and a set of double glazed French doors opening onto the patio, plus a further composite door opening into the garden, pendant light points, continued wood style flooring, radiator.

From the kitchen, a bi-fold door opens into:

LAUNDRY ROOM | Double glazed window to the side aspect, double glazed door opening into the garden, worktops with tiled splashbacks, inset sink unit, space for washing machine and tumble dryer, space for full height fridge/freezer, radiator, continued wood style flooring, wall mounted heater. A step leads up to **STORE ROOM** | A useful store area having access to the garden, shelving, power, lighting, radiator, tiled floor.

FIRST FLOOR

LANDING | An unusual landing offering an abundance of space. At the top of the stairs, you can access a bedroom and separate bathroom with a further door opening into the main landing area, making this bedroom and bathroom excellent guest accommodation to suit individual lifestyle preferences.

GUEST BEDROOM / BEDROOM FOUR | Casement window to the front, radiator.

FAMILY BATHROOM | Fitted with a white suite to include a panelled bath with overhead shower to include a shower head on a rigid riser plus a supplementary hand held attachment, fitted glass shower screen, lavatory, wash hand basin, double glazed window to the rear aspect, radiator, latched door.

A door opens into main landing giving access to the bedrooms. Airing cupboard, staircase to loft rooms.

PRINCIPAL BEDROOM | An expansive principal room with three large double glazed windows to the rear aspect with views over the garden to the hillside beyond, three radiators, latched door. Given the size of this room and the proximity of an adjoining bathroom, there is the potential to create en-suite facilities to this bedroom if required.

BEDROOM TWO | Casement window to the front aspect, radiator, latched door.

BEDROOM THREE | Double glazed window to the rear aspect with hillside views, radiator.

BEDROOM FIVE | Casement window to the front aspect, radiator, latched door.

BEDROOM SIX | Casement window to the front aspect, radiator, latched door.

FAMILY SHOWER ROOM | Fitted with a white suite to include a shower cubicle with electric shower within, lavatory, wash hand basin, tiled floor, radiator.

From the landing a fixed staircase leads up to two **open plan loft rooms**, which whilst they do not have building control approval, do provide a useful additional hobbies space / guest room to suit. Two velux windows to the rear, walk in storage area.

OUTSIDE

In total the gardens and grounds extend to about 1.28 acres to include a vegetable/bee garden of approximately 0.09 acre and lawns and pony paddock of approximately 1.19 acres.

FRONT GARDEN | The property is set back from the lane and is approached via a garden forecourt stocked with a variety of herbaceous shrubbery including hydrangea, fuchsia and buddleia with a pathway with lawn to either side leading to the front door. To the side of the garden is a parking area for several vehicles and access to a garage and outbuilding/wood store. Electric car charging point, gated access to the rear garden.

VEGETABLE GARDEN | Sitting on the opposite side of the village road, this triangular area of land was originally a vegetable garden but has been latterly used as haven for bees. It would require some pruning and management but is a useful outside amenity space for the house.

REAR GARDEN | An expansive wall enclosed patio adjoins the back of the house which is accessed from the kitchen / diner and provides an excellent spot from which to entertain outdoors whilst enjoying the view. A large lawn adjoins the patio with a fence and gate giving access to an enclosed **paddock** at the rear. The garden contains several outbuildings including:

DETACHED GARAGE | 31' 9" x 20' 9" Sheeted roof and walls, windows to front and rear, pedestrian door, concrete floor, electric and lighting, fuse board.

ADJOINING GARDEN STORE | 16' 11" X 7' 5" Sheeted roof, window to rear, pedestrian door, concrete floor.

POTTING SHED | Requires some refurbishment, part stone with extension, part slate sheeted roof.

PART STONE BUILDING | 15' 10" x 10' 2" maximum, requiring refurbishment but offering the potential to convert to ancillary accommodation (subject to the necessary consent), pitched roof, windows to three sides, concrete floor, electricity and lighting.

WOOD STORE (TO FRONT OF GARAGE) | 11' 4" X 10' 9" maximum, flat roof, window, door, lighting.

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 oil central heating.

Council Tax | Band G (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 WA506347. There are no 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. Refer to:
<https://www.beacons-npa.gov.uk/planning/applications/applications-online/>

Broadband | **Example** standard and ultrafast available:
<https://www.openreach.com/fibre-checker>

Mobile network | Three indoor coverage, limited EE:
<https://checker.ofcom.org.uk/>

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Floorplan

Estate Agents

Taylor & Co

Abergavenny



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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Approximate total area⁽¹⁾

2572.57 ft²
239 m²

Reduced headroom

99.24 ft²
9.22 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.