



The Old Rectory
Llansantffraed, Brecon, LD3 7YF

**COBB
AMOS**

Introduction

The Old Rectory is a magnificent, Grade II listed, four bedroom, detached house with a separate one bedroom cottage. This property has been lovingly renovated by the current owners, who have put their heart into all that has been achieved. With outstanding views across the Brecon Beacons, the River Usk flowing through the bottom of the garden, and approximately 2.2 acres of land, this property cannot be missed.

- Detached House
- 4 bedrooms, 4 bathrooms
 - 3 reception rooms
 - Kitchen
- Separate 1 bedroom cottage
 - 2.2 acres
 - Grade II listed

Services, tenure and council tax

Mains electrics, water & gas are connected
Private drainage to septic tank
Council tax band G (Powys Council)

Directions

The property is located on a ghost road adjoining the A40 between Bwlch & Brecon. If travelling from the roundabout where the A40 & A470 intersect outside Brecon, proceed for 4.8 miles and the property will be located on your right hand side.



Sometimes a property comes on to the market that mere words alone can not do total justice to and The Old Rectory is one of those properties and if pictures paint a 1000 words this property would be a novel. This magnificent residence nestles in to the landscape that gently drops down to The River Usk and has amazing views across the valley and is located in the area designated as The Brecon Beacons National Park. We are told that the middle section of the house was built in 1740, with 2 Victorian extensions, and many of the original features have been revealed during the restoration of the house. The property was purchased by our vendor many years ago when the property was unloved, unwanted and left to deteriorate and has been a huge labour of love and is now fully restored, extended and improved. Set in beautiful walled gardens and paddocks amounting to over 2 acres and includes over 200 meters of river bank that could be exploited more than it is such as fishing and canoeing.

Property Description

Ground Floor

The entrance porch is an addition but built in the same manner as the house with traditional arched front door with wrought iron studding. Stepping through the door in to the entrance hall with mosaic tiled floor and an archway which leads through to the large open plan living room which has fireplaces and stone chimneys at either end and an original "dumbwaiter" with the original stone stairs leading to the lower ground floor and an oak staircase to the first floor. Steps lead down to the large Drawing Room with feature fireplace (mains gas connected) and fabulous full height bay window facing south-west with views over the river and Brecon Beacons.

Lower Ground Floor

The stairs lead in to the dining room which has another fireplace with wood burning stove, bread oven, "dumbwaiter" and underfloor heating. A door leads through to the utility/pantry with flagstone flooring and a range of units providing excellent storage as well as a walk in cupboard. A staircase rises back up to a mezzanine floor which at the top has a door leading out in to the courtyard and on this floor is a double bedroom and bathroom which could be used as a guest suite with its own entrance. Returning back to the dining room glazed doors lead to the large Kitchen/Breakfast room with six arched windows providing light and stunning views. Range of modern wall and base units with co-ordinating work tops, large multi-fuel range cooker, double "butlers" sink, dishwasher and space for breakfast table. There are many lovely features to this room and with two doors leading out on to the terrace this is a wonderful room.

First Floor

On the first floor there is a very large landing with a feature arched window. The main bedroom is a large double room with exposed floorboards and great views. There is a large en-suite comprising bath and separate shower cubicle. The second bedroom is another large double room with fitted wardrobe & cupboard and a gain exposed flooring and window with views. The luxury family bathroom has a roll top bath, pedestal wash hand basin, bidet and WC and there is space and plumbing for a separate shower cubicle. The third bedroom on this floor is another double room with views and there is a further bathroom and large clothes closet.







Detached Cottage

A lovely split level property providing self contained accommodation with its own entrance off the cobbled courtyard and comprising of a living room with stairs rising to a half landing where there is a kitchen and bathroom and then a few more stairs leads to the lovely bedroom with vaulted ceiling. Attached to the cottage is a large garden store room/workshop which could be converted in to further accommodation.



Garden and Paddocks

The garden is enclosed by stone wall to the front and post and rail fencing to the sides and rear. Mainly laid to lawn with an abundance of flora and fauna and some wonderful mature trees and shrubs. The hard landscaping includes two patio areas, pathways and cobbled courtyard.



There are two paddocks; the first runs from the garden down to the river and the second is located to the east of the property and this too slopes gently down to the river.



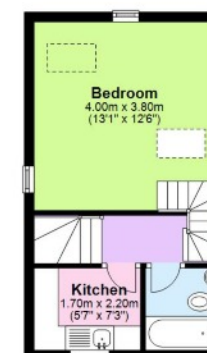
Parking

The property is located off the A40 on a ghost road that runs parallel to the main road and runs past the property and provides parking for numerous vehicles. It may be possible to create private parking within the garden subject to planning.

Energy Performance Certificate not required on Listed Buildings



Total area: approx
359.1sq. Meters
(3865.8sq. Feet)



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

01568 610 310

cobbamos.com

leominster@cobbamos.com

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