



Abercynafon Lodge  
Abercynafon | Talybont-on-Usk | Brecon | Powys | LD3 7YT





# SELLER INSIGHT

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“ *The thing that drew us to Abercynafon was its unique location. Nestled in fields beyond the end of the Talybont reservoir, and butted up against the main Brecon Beacons mountain range and in the middle of a beautiful, forested and farmed river valley that rises up to the moorland tops all around. We had found somewhere beautiful, green and cool, to create a self-sufficient and sustainable home for our family.*

*We have loved the journey of turning the Lodge into a comfortable family home, that's been loved by three generations for its garden and wildlife, the sheep farming around us, hill walking, waterfalls, wild swimming and biking.*

*It's also been a privilege to have been a very small part of the history of the Glyn, which has changed in the last hundred years from the home of a remote farming community to a new and less populated landscape, but one that is very much connected to local communities and the outside world.*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# KEY FEATURES

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- Superb location with the most spectacular views
- Unique house set in circa .8 acre of gardens and grounds
- An eclectic mix of contemporary design with historic character
- Formerly 2 Forestry Workers' cottages created into one home
- Spacious and light rooms designed to blend with the environment
- 4 reception rooms and 5 bedrooms with first floor balcony
- Separate workshop with double doors with potential for a studio
- Solar PV off-grid electricity supply
- Stunning rural and yet accessible location



# GROUND FLOOR

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Enter through a glazed door to the open plan entrance hall providing access to the ground floor rooms, all of which are of generous proportions and one of two staircases to the first floor. The interior of the house offers an eclectic mix of contemporary design whilst retaining the character of the original cottages with features including herringbone and terracotta tiled floors, wooden floors, stripped pine doors with period door furniture and wood burning stoves. The flowing configuration offers both space and versatility, the kitchen/breakfast room has a combination of fitted and free standing cupboards with aga and an adjoining useful utility room, a dining room open plan to hall and flowing into a spacious sitting room with double doors to the front elevation, a study/bedroom which is situated close to the ground floor shower room and to the front of the house, a lounge with wood burning stove and double doors opening onto a stone terrace. Adjoining the ground floor of the house to the front is a wooden decked area covered by a veranda with metal stanchions, an ideal place to sit and watch the world go by and take in the glorious setting.





















# FIRST FLOOR

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There are two staircases leading to the spacious first floor landing with windows to the rear elevation, the landing provides access to the 5 bedrooms. One of the bedrooms has an en-suite shower room fitted with quality traditional style walk in fully tiled shower, basin and W.C. with high level cisterns. The other 4 bedrooms are served by a further shower room and a family bathroom with a stand alone bath, traditional style handbasin and WC. The 'wow' factor on the first floor is the balcony which can be accessed from 4 of the bedrooms, a wonderful place to sit and enjoy the stunning landscape.







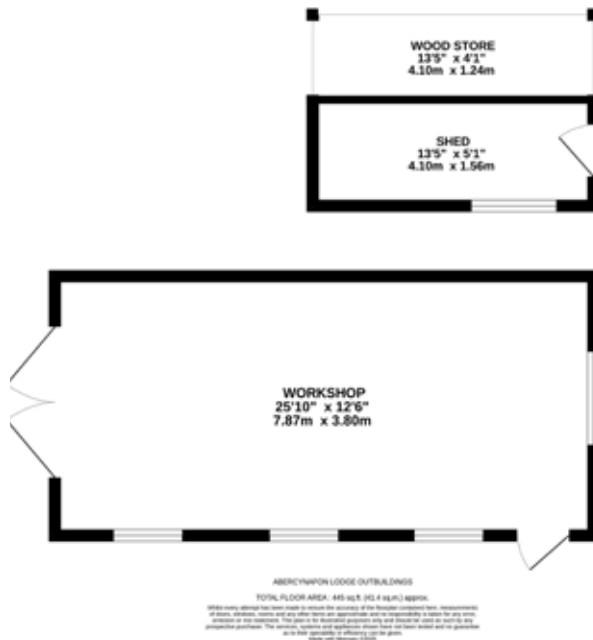






# OUTSIDE

The house is approached from the road via a wooden five bar gate leading to a driveway with parking for several cars. To the left hand side of the driveway is an orchard, lawn and vegetable garden which adjoins open fields to the side and rear, a low level hedge shields the vegetable garden from the driveway. Immediately in front of the house is a level lawn adjoining the decked veranda and outside space accessed from the kitchen, all three areas are perfect for enjoying a morning coffee or evening drink. The lawn continues to the side of the house and links to the rear patio which faces North and captures the afternoon sun. The gardens and grounds slope gently up hill and have been thoughtfully created to provide a perfect leisure area but in keeping with the surroundings, comprise natural planting, a pond with stream to one side, paths between the shrubs and trees leading to the upper level. At the top of the garden is a lawn which adjoins open fields to the rear and provides spectacular views towards the forestry and open countryside across the roofline of the house, a tranquil and private space.













# LOCAL AREA

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Abercynafon is located in the Caerfanell river valley, a tributary of the Usk in the heart of the Brecon Beacons National Park / Bannau Brycheiniog National Park. A mountain stream, the Cynafon, flows down from the mountain in front of the house. The valley was cleared of farms in the early 20C to protect the catchment of the Talybont reservoir, and the upper valley from the reservoir dam to Torpantau and surrounding mountain sides now contain no houses or farms, apart from those at Abercynafon. The valley has a large array of wildlife including ravens, buzzards and kites and boasts excellent walks with direct access to the Brecon Beacons chain of mountain tops. Talybont-on-Usk has a shop/café, public houses and a community hall with the larger towns of Brecon being circa 10 miles away, Crickhowell circa 12 miles and the market town of Abergavenny being approximately 18 miles away. Crickhowell is a thriving picturesque town with independent shops and a good range of amenities including well-regarded primary and secondary schools, library, doctors' and dentists' surgeries, restaurants and public houses. Crickhowell, which has been voted one of the best places to live by the Sunday Times, lies on the banks of the River Usk. Abergavenny, has wider facilities including supermarkets, a general hospital, leisure centre, bus station and a mainline railway station. Road links within the area are considered excellent with the A465 Heads of the Valleys Road circa 8 miles and the A40 circa 4 miles away providing access to the A470 for Cardiff, A4042/A449 for Newport and the M50 and M4 motorways.

## DIRECTIONS

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Please note that when using SAT NAV the postal code will not take you to the property. SAT NAV will direct the route over the dam but to reach the property you need to continue following the road passing the dam on the left hand side.

From Abergavenny take the A40 towards Brecon, continuing for circa 14 miles before reaching a left hand turning towards Talybont-on-Usk. Turn left and continue to the end of this road, at the 'T' junction turn right. Continue along this road, passing the White Hart Inn on the left. Take the next left hand turning, shortly after passing the post office and village shop on the left hand side, continue over the canal bridge and follow the road passing the water treatment works. At the Talybont Reservoir dam, continue straight on for approximately 3 miles with the Talybont Reservoir on your left. Circa ½ a mile after the Reservoir ends, Abercynafon Lodge will be on your right hand side.





# INFORMATION

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**Guide Price:** £800,000

**Local Authority:** Powys County Council

**Council Tax Band:** F. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We understand that the property has a private water supply, LPG gas boiler and wood burner with back boiler. Septic tank drainage. Electricity is provided by a Solar PV off-grid system with two separate sets of PV panels (one of which earns feed-in tariffs) and a Lithium battery, which were installed between 2023 and 2025. The solar PV and battery system provide the vast majority of power used; there is also a backup Diesel generator.

**Broadband:** The vendors use EE and have 4G broadband. Please make your own enquiries via Ofcom.

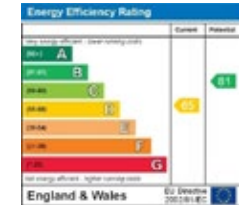
**Mobile:** The vendors use EE and have 4G broadband. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM331363– copies of which are available from Fine & Country.

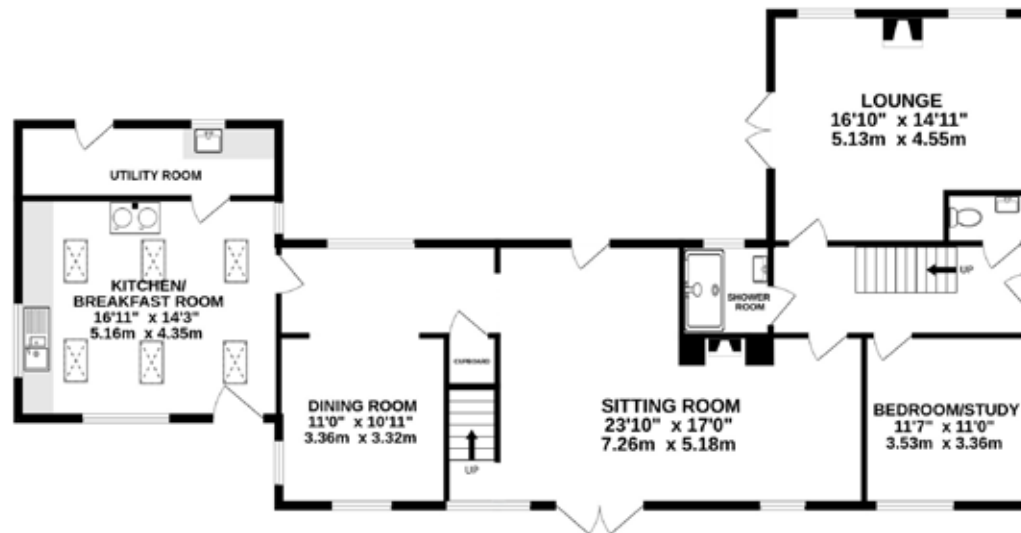
**Agent's Notes:** The property is triple-glazed and well-insulated throughout. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



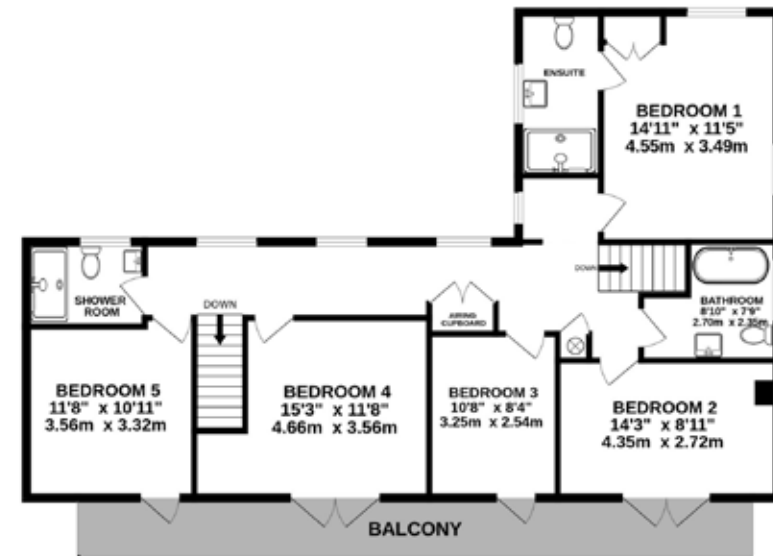
Scan to view video  
of the house



**GROUND FLOOR**  
1391 sq.ft. (129.2 sq.m.) approx.



**1ST FLOOR**  
1060 sq.ft. (98.4 sq.m.) approx.



ABERCYNAFON LODGE, TALYBONT-ON-USK, BRECON, LD3 7YT

TOTAL FLOOR AREA : 2451 sq.ft. (227.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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