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Nant Hir Farm

Banwen

Neath

SA10 9LU

Nant Hir Farm

Offers In The Region Of
£435,000

A truly authentic 18th century detached stone cottage, beautifully refurbished by the current vendors and occupying land totalling 10.4 acres.

A charming 18th century detached stone built period cottage

Nestled in a quiet semi rural hamlet on the periphery of Banwen

Idyllic setting within the Upper Dulais Valley

A smallholding totalling 10.4 acres - a mixture of paddocks and woodland

Access to the A465 link road less than a 10 minute drive away

Meticulously refurbished by the current vendors

Valid outlined planning permission for a two story extension

Vast amounts of potential to use the land for self catering accommodation





A rare opportunity to purchase a superb fully refurbished 18th century detached stone built cottage, situated within a quiet semi rural hamlet on the periphery of Banwen. Nant Hir Farm is a charming smallholding totalling 10.4 acres of land, offering a mixture of paddocks (70%) and woodland (30%). It is the perfect location for bird and nature enthusiasts and provides a vast amount of potential for those looking to set up self catering glamping retreats on the borders of the Brecon Beacons National Park. For those wishing to purchase a smallholding for their own private use, Nant Hir Farm offers everything one needs to sustain a self sufficient lifestyle.

The woodland provides an abundance of natural resources to run the main central heating of the property, along with an established allotment area which benefits from a drip irrigation system, good sized polytunnel and fishing rights for the neighbouring river. There are a range of outbuildings providing storage and a large area to house poultry. Should a prospective purchaser require additional accommodation, we are pleased to confirm that the current vendors have been approved outline planning permission to extend the property.

The approved plans allow for a sizeable two story extension to the side, offering an additional reception room, office room and cloakroom to the ground floor, with a large double bedroom and ensuite bathroom to the first floor. Detailed plans available on request.

During the time the current vendors have occupied the property, meticulously yet sympathetic refurbishment has taken place within the home. Works completed include; electrical rewiring, new plumbing, installation of a solid fuel Rayburn heating system with automatic oil boiler back up, new stainless steel double skin flue liner, 250 litre thermal store, mains pressure hot water, ground floor under floor heating, external lime pointing, highly insulated lime plaster throughout internally, insulated roof, insulated breathable flagstone flooring to the ground floor, modernised first floor flooring with sound insulation, private water supply and a biofiltration system installed approximately 8 years ago. Purchasers can have peace of mind that all work carried out at the property has been done to the highest of standards.

The property also benefits from high speed Internet- High Speed (250mbps) low latency Starlink internet installed to property makes modern rural family life a reality(including Gaming and working from home)

The property is entered via a wood stable door into a large and inviting open plan reception room. The lounge/diner features a fireplace to one end, with a free standing log burner set on a raised flagstone hearth and a Rayburn stove set into a fully tiled alcove and set on a flagstone hearth with wooden lintel over at the opposite end. The room maintains character with original exposed wooden beams and pillars, with a wooden cottage door to one end providing access to the back up central heating boiler.

An archway to the rear of the room leads into the recently upgraded kitchen and hallway, with a impressive vaulted ceiling to one side with exposed wooden beams and an ornate solid oak central feature staircase. The kitchen has been fitted with a matching range of contemporary base, with complimenting industrial style rack shelving. It offers a patterned tiled splashback, a built in herb shelf, sash window to the rear, wooden and glazed panel stable door for access outside, sunken steel sink unit, contemporary extractor hood, integrated dishwasher, integrated electric oven and an induction hob.

To the opposite end of the hallway, a wooden doorway leads into the cool room and utility space. The original cold slab remains a feature within the room and there is space for two appliances and a large fridge/freezer.

To the first floor the landing space gives access to two double bedrooms and the family shower room.

Bedroom one is a generous sized double bedroom featuring exposed wooden floorboards, built in wardrobe storage and media unit, quaint floor level window to the front, vaulted ceiling with exposed wooden beams and access via a solid wood door into the airing cupboard.

Bedroom two is a comfortable sized double bedroom with a continuation of the vaulted ceiling and exposed wooden ceiling beams. The room has fitted carpet and a quaint floor level window to the front.

The family shower room has been recently upgraded and features a large double shower cubicle with a contemporary rainfall shower, vanity wash hand basin and low level WC. There is full height herringbone ceramic tiling to walls, tiled flooring, alcove wall shelving and extractor fan.

Externally, the smallholding offers 10.4 acres of landing, including an immaculately laid level lawned garden, enclosed from the roadside by contemporary woodstock fencing. To one side of the property is a driveway allowing for off road parking for two vehicles with an additional parking bay for several vehicles ahead of the first paddock gate. To the other side of the property, the vendors have created a levelled play area with an adjoining allotment space, laid to wood bark chippings and benefiting for raised planters. The land has deciduous wood border, two grazing paddocks, woodland walkways and a wildflower meadow alongside the house. A mountain stream meanders around the boundary of the garden, offering a tranquil backdrop to enjoy on summer evenings. Due to its rural location, there is a bore hole that provides fresh water from an artesian well. The property has



Directions

Take exit A4109 towards Onllwyn off the A465, at the traffic lights proceed straight ahead, continue on this road for approximately 2.5 miles, take the 1st turning right and proceed for a further 1 mile where the property can be found on the right hand side.

What3Words///northward.meanders.falls

Tenure

Freehold

Services

Electric, Bore Hole Water, Potential for Mains Water, Water Treatment System and Oil
Council Tax Band D
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

English | [Contact us](#)

Energy performance certificate (EPC)

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 124 square metres |

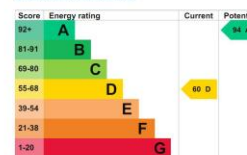
Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is D. It has the potential to be A.

[Click here to view the property's energy efficiency](#)



The gap shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (poorest) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

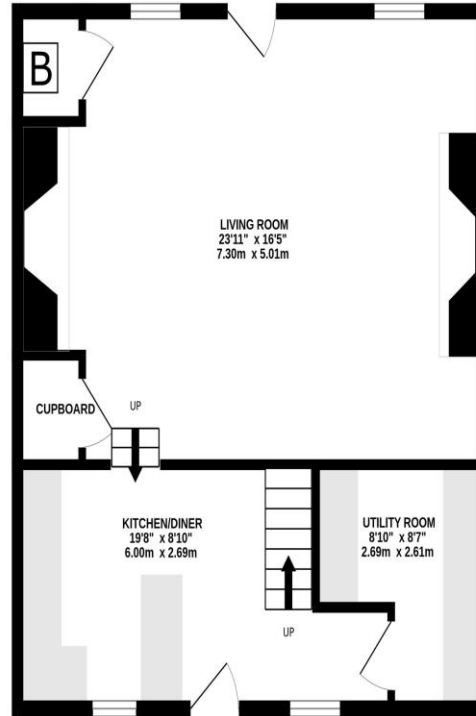
Breakdown of property's energy performance



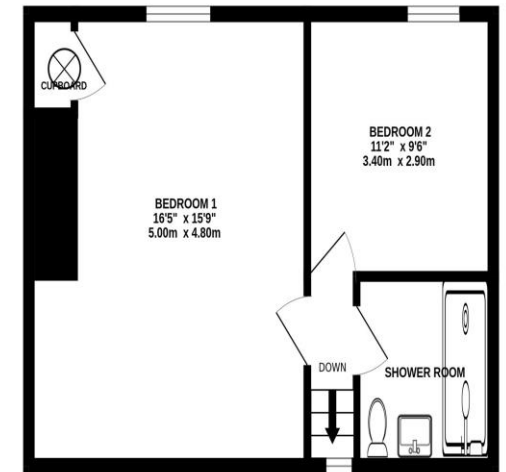




GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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