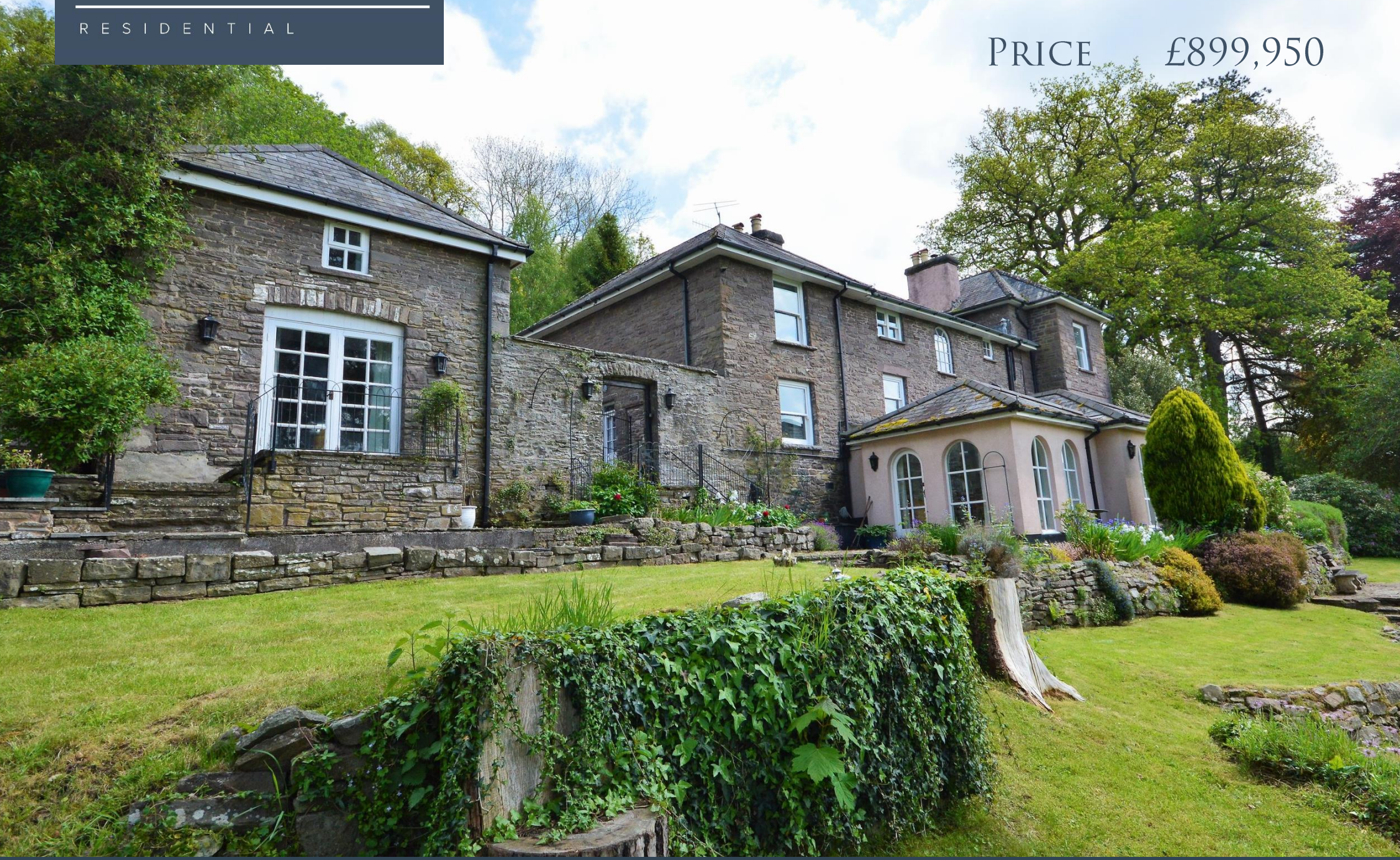


THE OLD RECTORY, LLANSANTFFRAED,
BRECON, LD3 7YF

PRICE £899,950

CHRISTIE

RESIDENTIAL





ABOUT THIS PROPERTY

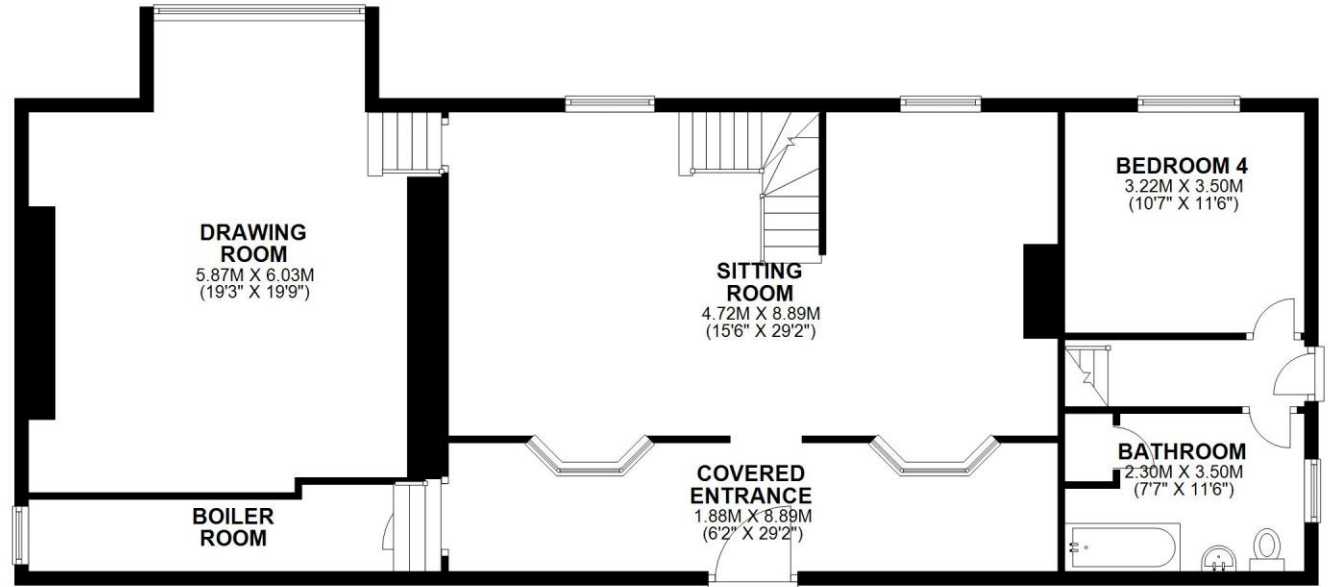
Enjoying a spectacular setting overlooking the River Usk, the Old Rectory is a superb Grade II listed detached residence located in the hamlet of Llansantffraed, near Talybont On Usk. Extensively renovated by the current owner, the property affords exceptionally generous four bedroom accommodation that retains a wealth of period character and further benefits from the inclusion of a detached one bedroom cottage.

The original Old Rectory dates back to 1740 with two Victorian extensions added creating an impressive home, of some 3,300 square feet. The refurbishment undertaken has revealed a range of previously hidden period features and detail, including fireplaces, beams, and an original dumb waiter. The property is entered via a more recently added entrance porch with mosaic floor tiles, and archway that leads through to the superb central, 29' open plan living room with working fireplaces and stone chimney breasts as well as the aforementioned dumb waiter down to the floor below. Steps lead down from one end of the living room into the fabulous drawing room that formed part of the Victorian extension. This superlative space offers a quiet grandeur derived from its exceptionally high ceilings and feature floor to ceiling panelled bay window that provides breathtaking view south-west across the river to the mountains. Stairs lead down from the living room to the dining room which includes a further fireplace with bread oven, off which is a separate utility room with flag stone floors and walk-in storage cupboard. From the utility there is a staircase that returns to the raised ground level where there is a double bedroom, full bathroom and entrance out to a cobbled courtyard. The separation here makes this an excellent guest suite. At the rear, double doors lead from the dining room to the wonderful kitchen/diner, bathed in light via six arched window with French doors at either end out to the garden. The kitchen includes a range of modern units, a multi-fuel range cookers and double butler sink. The first floor accommodation comprises three large double bedrooms, one including a full four piece en-suite, a luxury family bathroom with central roll top bath, further bathroom and an airy landing. Again period details are numerous including exposed floorboards and beams, while the views to the rear are once again exceptional. Across the cobbled courtyard to the side of the Old Rectory is the self contained one bedroom cottage. This comprises a living room with doors out to a terrace, kitchen and bathroom on the half level and large first floor double bedroom with vaulted ceilings. Attached to the cottage and accessed externally is a large garden store / workshop. This additional accommodation provides exceptional flexibility to the property whether as guest accommodation, a multi-generational option or as a potential income stream

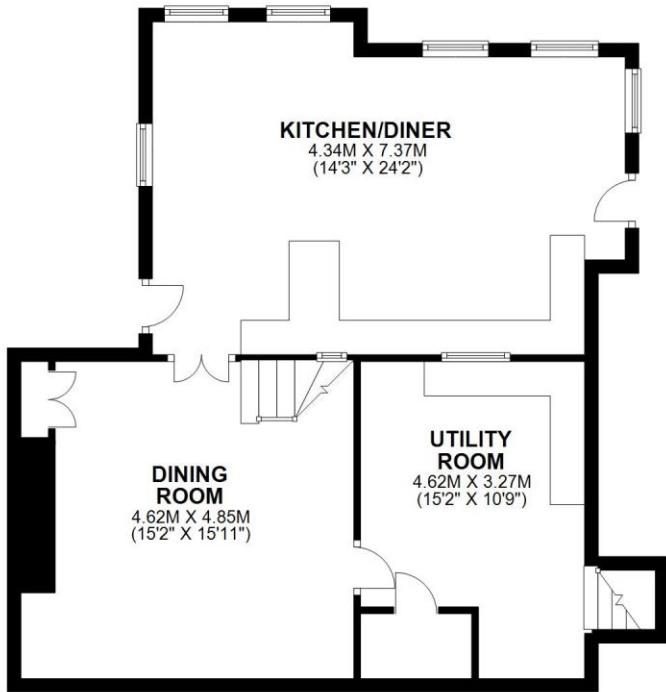
The Old Rectory enjoys a plot of approximately 2.2 acres divided between large formal gardens, and two paddocks with the grounds falling away to the banks of the River Usk. The formal garden is enclosed by a stone wall and largely laid to lawn interspersed with a range of mature shrubs, trees, flower beds and pathways that the various sections. There are two large patios from which to enjoy the quite staggering views that dominate the garden as a whole making these prime areas to entertain. At the bottom of the garden there is a paddock that runs the full width and runs down to the river, while there is a further paddock to the east, which also runs down to the riverbank. The property is located off the A40, hidden away and accessed via a ghost road that provides parking for numerous vehicles. Formal parking could potentially be created subject to consents utilising the adjacent paddock. In summary, this a truly a rare and special home, that enjoys a stunning location within the very heart of Bannau Brycheiniog.



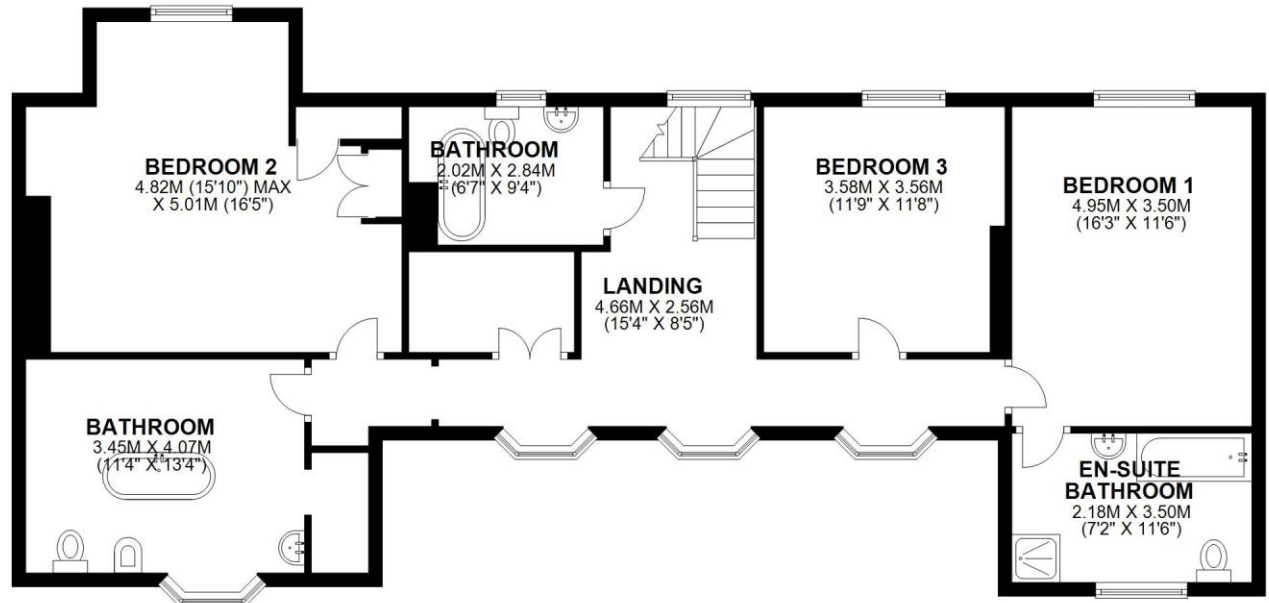
GROUND FLOOR
APPROX. 131.1 SQ. METRES (1410.9 SQ. FEET)



BASEMENT
APPROX. 70.1 SQ. METRES (755.0 SQ. FEET)



FIRST FLOOR
APPROX. 108.1 SQ. METRES (1163.2 SQ. FEET)



TOTAL AREA: APPROX. 309.3 SQ. METRES (3329.0 SQ. FEET)



DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 13 miles. After passing the left turn signposted Talybont-on-Usk take the first left into the ghost road that runs parallel and the property can be found on the left hand side.

USEFUL INFORMATION

COUNCIL TAX: Band G. The local authority is Powys County Council – 01597 827460.

SERVICES: We understand that mains gas, electricity and water are connected to the property. Drainage is via a septic tank.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via CHRISTIE RESIDENTIAL on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, CHRISTIE RESIDENTIAL.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Please be aware that neither CHRISTIE RESIDENTIAL nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, CHRISTIE RESIDENTIAL have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via CHRISTIE RESIDENTIAL, as owners' agents.